AC450-1

National Delinquency Survey

Prepared by the MBA Economics Department
December 17, 1990

Mortgage Bankers Association of America

1125 FIFTEENTH STREET, N.W. • WASHINGTON, D.C. 20005

DATA FOR SEPTEMBER 30, 1990
AND FOR 3rd QUARTER 1990

The delinquency rate for mortgage loans on one- to four-unit residential properties was 5.00 percent in the third quarter, up sharply from the second quarter. The increase was mainly the result of a rise in 30-day delinquencies, but also reflected higher 60-day and 90-day delinquencies.

The rise in the latter two categories is cause for some concern. In recent years, there has been a considerable amount of volatility in the national delinquency rate. However, most of the volatility has been the result of increases and declines in the 30-day category that did not have very serious implications. During the same period, there was general improvement in the 60-day and 90-day categories. This quarter, these two categories rose 8 basis points and 6 basis points, respectively. While the increases in these more severe categories may turn out to be transitory, the possibility that they signal a rise in foreclosure problems down the road cannot be ruled out. Based on historical relationships, changes in 60-day and, especially, 90-day delinquency rates have a statistically significant link to changes in the percentage of loans in foreclosure.

The delinquency rate rose for all three loan types. The third quarter delinquency rate was 3.23 percent for conventional loans—up 38 basis points from the second quarter, 6.81 percent for VA loans—up 57 basis points, and 7.06 percent for FHA loans—up 48 basis points.

Foreclosure rates fared better in the third quarter. (Foreclosure data and regional data are not seasonally adjusted.) The percentage of loans in foreclosure stood at 0.61 percent for conventional loans—up 1 basis point from the second quarter, 1.25 percent for VA loans—up 1 basis point, and 1.33 percent for FHA loans—down 1 basis point. For all loan types combined, the percentage of loans in foreclosure at the end of the third quarter was unchanged at 0.93 percent.

On a regional basis, delinquency rates were higher in the Northeast and South, but were lower in the Midwest and West compared to year ago levels. During the same time period, the percentage of loans in foreclosure fell in the Midwest and West, but rose in the Northeast and South.

It would not be surprising for delinquency rates to stay at the higher levels of the third quarter, and perhaps even drift up a bit more, given the state of the economy, particularly in the New England states. Some of the fundamental factors that influence delinquency and foreclosure rates—unemployment rates, home price appreciation, and income growth—are likely to remain soft or deteriorate a bit further before economic recovery begins during the second half of 1991.

NOTE: Beginning with the second quarter 1989 issue of the *National Delinquency Survey* (NDS), results from an expanded group of respondents were reported along with results from the traditional group of respondents. The data for the additional firms are obtained, with the permission of the individual firms, from computer records maintained by Computer Power, Inc. The expanded group broadens the coverage of the survey from about 10 million loans serviced by the traditional group alone to about 15½ million loans serviced, or roughly ⅓ of all residential mortgage loans outstanding. Broader coverage should provide better estimates of delinquency and foreclosure rates. Generally, the proportion of loans in the foreclosure process is higher for the expanded group than for the smaller sample, but delinquency rates are neither consistently higher nor lower. Historical comparisons involving NDS data for periods prior to the second quarter of 1989 should be made using current data from the traditional group to maintain consistency.

TEXT NUMBERS ARE SEASONALLY ADJUSTED, UNLESS OTHERWISE NOTED.

Expanded

DELINQUENCY RATES OF 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS
Seasonally Adjusted

END OF QTR.	ALL LOANS[1]					CONVENTIONAL LOANS[1]					VA LOANS[1]					ALL FHA LOANS[1]				
	PERCENT OF LOANS																			
	Total Past Due	Installments Past Due			Fcls. Started	Total Past Due	Installments Past Due			Fcls. Started	Total Past Due	Installments Past Due			Fcls. Started	Total Past Due	Installments Past Due			Fcls. Started
		30 Days	60 Days	90 Days or More			30 Days	60 Days	90 Days or More			30 Days	60 Days	90 Days or More			30 Days	60 Days	90 Days or More	
1989																				
1st	4.64	3.13	0.74	0.77	0.32	2.92	2.03	0.42	0.47	0.20	6.13	4.06	1.02	1.05	0.40	6.38	4.25	1.07	1.06	0.46
2nd	4.56	3.06	0.74	0.76	0.36	2.92	2.02	0.43	0.47	0.23	6.22	4.08	1.06	1.08	0.49	6.29	4.19	1.05	1.05	0.50
3rd	4.99	3.44	0.78	0.77	0.33	3.24	2.30	0.46	0.48	0.21	6.59	4.41	1.10	1.08	0.42	6.99	4.76	1.14	1.09	0.46
4th	4.96	3.45	0.76	0.75	0.32	3.14	2.25	0.44	0.45	0.21	6.56	4.50	1.04	1.02	0.42	6.97	4.78	1.11	1.08	0.47
1990																				
1st	4.41	3.03	0.70	0.68	0.31	2.76	1.98	0.41	0.37	0.21	5.98	4.00	0.99	0.99	0.38	6.26	4.24	1.01	1.01	0.44
2nd	4.52	3.13	0.70	0.69	0.31	2.85	2.07	0.42	0.36	0.21	6.24	4.20	1.01	1.03	0.39	6.58	4.44	1.05	1.09	0.43
3rd	5.00	3.47	0.78	0.75	0.33	3.23	2.33	0.49	0.41	0.21	6.81	4.61	1.10	1.10	0.45	7.06	4.79	1.13	1.14	0.46

MORTGAGE BANKERS ASSOCIATION OF AMERICA

Expanded

STATE, AREA, AND CENSUS REGION	ALL LOANS							CONVENTIONAL LOANS						
	NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE		NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE	
		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER
CONNECTICUT	158,680	3.55	2.46	0.58	0.51	0.71	0.24	139,570	3.25	2.27	0.53	0.45	0.69	0.24
MAINE	54,415	4.06	2.92	0.65	0.49	0.42	0.13	45,194	3.61	2.62	0.58	0.41	0.30	0.10
MASSACHUSETTS	279,997	3.60	2.48	0.60	0.52	0.72	0.23	262,403	3.40	2.34	0.56	0.50	0.71	0.23
NEW HAMPSHIRE	49,970	4.91	2.85	0.74	1.32	0.73	0.35	44,138	4.53	2.54	0.65	1.34	0.64	0.31
RHODE ISLAND	69,296	3.10	2.12	0.61	0.37	0.23	0.12	63,844	2.85	1.91	0.59	0.35	0.21	0.12
VERMONT	14,161	3.68	2.46	0.39	0.83	0.33	0.11	12,752	3.52	2.32	0.37	0.83	0.26	0.08
NEW ENGLAND	**626,519**	**3.68**	**2.50**	**0.61**	**0.57**	**0.63**	**0.22**	**567,901**	**3.41**	**2.31**	**0.56**	**0.54**	**0.60**	**0.21**
NEW JERSEY	525,998	4.92	3.43	0.78	0.71	1.11	0.29	414,335	3.74	2.66	0.59	0.49	0.87	0.25
NEW YORK	924,634	4.32	3.19	0.62	0.51	0.69	0.19	762,353	3.66	2.74	0.51	0.41	0.56	0.17
PENNSYLVANIA	539,088	5.25	3.53	0.80	0.92	1.21	0.26	364,500	3.30	2.31	0.46	0.53	0.56	0.13
MID-ATLANTIC	**1,989,720**	**4.74**	**3.35**	**0.71**	**0.68**	**0.94**	**0.24**	**1,541,188**	**3.60**	**2.62**	**0.52**	**0.46**	**0.64**	**0.18**
ILLINOIS	589,990	5.31	3.67	0.85	0.79	0.98	0.26	364,910	2.72	2.06	0.40	0.26	0.29	0.11
INDIANA	267,699	5.92	4.26	0.98	0.68	0.94	0.25	106,691	3.37	2.51	0.55	0.31	0.41	0.12
MICHIGAN	493,136	5.71	4.05	0.97	0.69	0.69	0.27	308,170	3.06	2.33	0.46	0.27	0.29	0.16
OHIO	523,230	5.44	3.89	0.82	0.73	1.11	0.27	269,134	3.03	2.31	0.41	0.31	0.50	0.14
WISCONSIN	144,882	4.28	2.98	0.68	0.62	0.67	0.19	80,159	2.36	1.77	0.34	0.25	0.28	0.08
E.N. CENTRAL	**2,018,937**	**5.45**	**3.85**	**0.88**	**0.72**	**0.92**	**0.26**	**1,129,064**	**2.92**	**2.21**	**0.43**	**0.28**	**0.35**	**0.13**
IOWA	73,025	4.05	3.08	0.59	0.38	0.89	0.21	39,287	3.23	2.65	0.39	0.19	0.83	0.15
KANSAS	98,732	4.26	3.05	0.68	0.53	1.44	0.36	49,800	2.99	2.31	0.42	0.26	1.33	0.29
MINNESOTA	440,890	3.76	2.66	0.59	0.51	1.01	0.31	200,448	2.31	1.74	0.36	0.21	0.81	0.25
MISSOURI	176,065	5.04	3.41	0.81	0.82	0.54	0.24	74,167	2.28	1.58	0.35	0.35	0.29	0.12
NEBRASKA	110,618	3.74	2.62	0.58	0.54	0.55	0.15	54,858	2.48	1.88	0.34	0.26	0.35	0.10
NORTH DAKOTA	26,978	3.33	2.38	0.47	0.48	1.71	0.40	10,537	2.27	1.79	0.28	0.20	0.93	0.27
SOUTH DAKOTA	16,143	2.82	2.19	0.36	0.27	0.76	0.18	5,756	2.01	1.49	0.35	0.17	0.35	0.21
W.N. CENTRAL	**942,451**	**4.04**	**2.85**	**0.63**	**0.56**	**0.92**	**0.28**	**434,853**	**2.47**	**1.87**	**0.36**	**0.24**	**0.72**	**0.20**
DELAWARE	55,563	3.58	2.67	0.50	0.41	0.41	0.15	38,836	2.30	1.80	0.29	0.21	0.20	0.09
D.C	39,151	5.79	3.95	0.98	0.86	1.25	0.38	23,205	3.28	2.33	0.53	0.42	0.56	0.24
FLORIDA	1,157,780	5.53	3.98	0.90	0.65	1.24	0.43	648,451	4.00	2.97	0.61	0.42	0.94	0.37
GEORGIA	463,136	6.53	4.47	1.00	1.06	1.00	0.47	204,893	4.06	3.01	0.56	0.49	0.70	0.26
MARYLAND	463,660	3.96	2.87	0.59	0.50	0.51	0.19	228,978	2.16	1.69	0.28	0.19	0.26	0.11
N.C.	342,951	5.68	4.11	0.82	0.75	0.74	0.42	134,953	3.71	2.95	0.40	0.36	0.41	0.18
S.C.	207,461	6.10	4.38	0.92	0.80	0.94	0.38	84,330	3.62	2.81	0.49	0.32	0.65	0.23
VIRGINIA	602,325	4.24	3.09	0.63	0.52	0.58	0.28	254,600	2.41	1.93	0.30	0.18	0.18	0.10
W. VIRGINIA	29,937	4.93	3.70	0.75	0.48	0.77	0.24	17,226	3.72	2.86	0.57	0.29	0.48	0.19
S. ATLANTIC	**3,361,964**	**5.24**	**3.75**	**0.81**	**0.68**	**0.90**	**0.36**	**1,635,472**	**3.41**	**2.59**	**0.48**	**0.34**	**0.61**	**0.25**
ALABAMA	220,252	6.33	4.59	0.91	0.83	0.94	0.31	61,818	4.60	3.84	0.48	0.28	1.53	0.39
KENTUCKY	103,034	5.15	3.68	0.82	0.65	0.69	0.23	34,233	2.53	1.92	0.34	0.27	0.43	0.12
MISSISSIPPI	67,482	8.15	5.64	1.14	1.37	1.17	0.54	18,112	6.12	4.91	0.55	0.66	1.37	0.47
TENNESSEE	256,849	7.54	4.76	1.13	1.65	1.07	0.42	71,538	3.48	2.54	0.46	0.48	0.60	0.21
E.S. CENTRAL	**647,617**	**6.81**	**4.62**	**1.01**	**1.18**	**0.97**	**0.36**	**185,701**	**3.93**	**3.09**	**0.45**	**0.39**	**0.95**	**0.28**
ARKANSAS	53,244	6.33	4.22	1.03	1.08	1.13	0.32	13,098	4.30	3.26	0.57	0.47	0.81	0.10
LOUISIANA	192,730	7.22	5.06	1.23	0.93	1.91	0.48	64,689	4.70	3.42	0.71	0.57	2.07	0.40
OKLAHOMA	132,593	6.35	4.15	0.91	1.29	2.67	0.63	38,200	4.02	2.62	0.45	0.95	2.48	0.43
TEXAS	1,026,275	6.91	4.39	1.14	1.38	1.72	0.59	397,719	4.91	3.08	0.72	1.11	1.50	0.51
W.S. CENTRAL	**1,404,842**	**6.88**	**4.46**	**1.12**	**1.30**	**1.81**	**0.57**	**513,706**	**4.81**	**3.09**	**0.70**	**1.02**	**1.63**	**0.48**
ARIZONA	365,973	6.18	4.07	1.04	1.07	1.62	0.62	93,209	3.21	2.11	0.50	0.60	1.27	0.46
COLORADO	348,646	4.58	2.92	0.77	0.89	1.82	0.53	109,912	2.89	1.88	0.47	0.54	1.11	0.27
IDAHO	82,797	3.74	2.74	0.55	0.45	0.67	0.65	25,671	2.19	1.80	0.27	0.12	0.32	0.25
MONTANA	38,854	3.72	2.69	0.58	0.45	1.40	0.33	6,928	1.94	1.59	0.25	0.10	0.49	0.17
NEVADA	126,774	4.88	3.48	0.72	0.68	0.87	0.27	27,167	2.37	1.81	0.30	0.26	0.46	0.15
NEW MEXICO	68,625	6.80	3.23	2.35	1.22	1.05	0.36	27,151	9.59	2.81	4.72	2.06	0.99	0.39
UTAH	122,885	5.38	3.58	0.90	0.90	1.32	1.12	36,901	3.91	2.78	0.52	0.61	0.86	0.46
WYOMING	17,780	4.57	3.10	0.58	0.89	1.90	0.49	3,768	3.42	2.10	0.50	0.82	1.11	0.29
MOUNTAIN	**1,172,334**	**5.24**	**3.41**	**0.93**	**0.90**	**1.46**	**0.58**	**330,707**	**3.54**	**2.11**	**0.80**	**0.63**	**0.99**	**0.34**
ALASKA	53,437	4.48	3.17	0.51	0.80	5.09	0.82	31,247	4.10	2.91	0.47	0.72	5.96	0.81
CALIFORNIA	2,031,451	3.67	2.69	0.59	0.39	0.37	0.18	1,203,214	2.29	1.73	0.37	0.19	0.22	0.13
HAWAII	96,218	1.77	1.27	0.23	0.27	0.13	0.06	57,081	1.34	0.96	0.19	0.19	0.11	0.04
OREGON	162,478	2.87	2.19	0.38	0.30	0.35	0.11	92,068	2.24	1.72	0.30	0.22	0.28	0.08
WASHINGTON	480,298	3.00	2.26	0.44	0.30	0.35	0.13	247,006	1.87	1.48	0.24	0.15	0.14	0.08
PACIFIC	**2,823,882**	**3.46**	**2.55**	**0.54**	**0.37**	**0.44**	**0.17**	**1,630,616**	**2.23**	**1.69**	**0.34**	**0.20**	**0.32**	**0.13**
PUERTO RICO	165,547	10.01	6.36	2.18	1.47	0.96	0.45	45,187	10.90	6.47	3.02	1.41	1.41	0.72
NORTHEAST	**2,616,239**	**4.48**	**3.14**	**0.69**	**0.65**	**0.87**	**0.23**	**2,109,089**	**3.54**	**2.53**	**0.53**	**0.48**	**0.63**	**0.19**
NORTH CENTRAL	**2,961,388**	**5.00**	**3.53**	**0.80**	**0.67**	**0.92**	**0.27**	**1,563,917**	**2.80**	**2.12**	**0.41**	**0.27**	**0.45**	**0.15**
SOUTH	**5,414,423**	**5.86**	**4.04**	**0.92**	**0.90**	**1.15**	**0.42**	**2,334,879**	**3.76**	**2.74**	**0.52**	**0.50**	**0.86**	**0.30**
WEST	**3,996,216**	**3.98**	**2.80**	**0.65**	**0.53**	**0.74**	**0.29**	**1,961,323**	**2.45**	**1.76**	**0.42**	**0.27**	**0.43**	**0.16**
U.S. TOTAL	**15,582,098**	**4.97**	**3.47**	**0.79**	**0.71**	**0.93**	**0.32**	**8,308,657**	**3.23**	**2.34**	**0.49**	**0.40**	**0.61**	**0.21**
U.S. TOTAL (S.A.)	*NC*	*5.00*	*3.47*	*0.78*	*0.75*	*NC*	*0.33*	*NC*	*3.23*	*2.33*	*0.49*	*0.41*	*NC*	*0.21*

Expanded

National Delinquency Survey
of 1- To 4-Unit Residential Mortgage Loans

STATE, AREA, AND CENSUS REGION	VA LOANS							ALL FHA LOANS						
	NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE		NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE	
		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER
CONNECTICUT	6,871	5.65	3.86	0.93	0.86	0.73	0.26	12,239	5.87	3.84	1.01	1.02	0.87	0.31
MAINE	4,425	6.60	4.66	1.08	0.86	0.84	0.23	4,796	5.94	4.15	0.94	0.85	1.17	0.33
MASSACHUSETTS	8,389	6.31	4.39	1.10	0.82	0.93	0.37	9,205	6.83	4.89	1.17	0.77	0.91	0.29
NEW HAMPSHIRE	3,078	8.48	5.26	1.66	1.56	1.72	0.91	2,754	7.05	5.05	1.13	0.87	1.14	0.47
RHODE ISLAND	1,211	6.61	4.71	0.83	1.07	0.33	0.08	4,241	5.97	4.60	0.80	0.57	0.45	0.19
VERMONT	762	4.33	3.02	0.52	0.79	0.66	0.26	647	6.03	4.48	0.62	0.93	1.39	0.62
NEW ENGLAND	**24,736**	**6.40**	**4.37**	**1.09**	**0.94**	**0.92**	**0.36**	**33,882**	**6.25**	**4.37**	**1.02**	**0.86**	**0.90**	**0.31**
NEW JERSEY	42,949	8.52	5.77	1.29	1.46	1.68	0.36	68,714	9.78	6.82	1.57	1.59	2.20	0.47
NEW YORK	40,627	6.62	4.86	0.98	0.78	0.73	0.18	121,654	7.73	5.46	1.19	1.08	1.48	0.34
PENNSYLVANIA	51,705	9.10	5.76	1.53	1.81	2.04	0.37	122,883	9.42	6.21	1.50	1.71	2.80	0.62
MID-ATLANTIC	**135,281**	**8.17**	**5.49**	**1.29**	**1.39**	**1.53**	**0.31**	**313,251**	**8.84**	**6.01**	**1.39**	**1.44**	**2.16**	**0.48**
ILLINOIS	63,188	9.76	6.40	1.68	1.68	2.23	0.51	161,892	9.39	6.25	1.52	1.62	2.05	0.51
INDIANA	51,864	7.98	5.66	1.37	0.95	1.30	0.32	109,144	7.42	5.30	1.21	0.91	1.28	0.35
MICHIGAN	52,276	9.44	6.47	1.59	1.38	0.89	0.33	132,690	10.42	7.10	1.91	1.41	1.54	0.51
OHIO	100,927	7.97	5.61	1.25	1.11	1.72	0.37	153,169	7.99	5.51	1.26	1.22	1.79	0.45
WISCONSIN	27,716	7.06	4.61	1.23	1.22	1.33	0.37	37,007	6.35	4.39	1.00	0.96	1.01	0.28
E.N. CENTRAL	**295,971**	**8.53**	**5.85**	**1.42**	**1.26**	**1.57**	**0.38**	**593,902**	**8.71**	**5.96**	**1.45**	**1.30**	**1.66**	**0.45**
IOWA	13,358	5.15	3.71	0.77	0.67	0.83	0.19	20,380	4.86	3.47	0.85	0.54	1.03	0.33
KANSAS	19,925	6.21	4.21	0.98	1.02	1.87	0.53	29,007	5.09	3.54	0.91	0.64	1.31	0.35
MINNESOTA	68,225	5.41	3.67	0.84	0.90	0.90	0.34	172,217	4.80	3.33	0.76	0.71	1.30	0.38
MISSOURI	28,101	6.78	4.60	1.24	0.94	0.70	0.35	73,797	7.14	4.79	1.12	1.23	0.72	0.33
NEBRASKA	21,464	4.72	3.10	0.80	0.82	0.68	0.20	34,296	5.16	3.50	0.83	0.83	0.78	0.20
NORTH DAKOTA	3,079	3.74	2.73	0.52	0.49	1.95	0.42	13,362	4.07	2.76	0.61	0.70	2.27	0.51
SOUTH DAKOTA	3,089	4.12	3.24	0.39	0.49	1.17	0.29	7,298	2.91	2.30	0.36	0.25	0.92	0.11
W.N. CENTRAL	**157,241**	**5.59**	**3.81**	**0.90**	**0.88**	**0.98**	**0.33**	**350,357**	**5.29**	**3.64**	**0.84**	**0.81**	**1.14**	**0.34**
DELAWARE	5,908	6.23	4.33	1.00	0.90	0.85	0.17	10,819	6.71	4.88	0.99	0.84	0.92	0.38
D.C	5,337	8.73	5.71	1.71	1.31	1.46	0.37	10,609	9.77	6.59	1.61	1.57	2.66	0.69
FLORIDA	187,048	7.10	4.93	1.22	0.95	1.64	0.51	322,281	7.74	5.47	1.32	0.95	1.60	0.48
GEORGIA	108,929	8.25	5.42	1.34	1.49	1.23	0.64	149,314	8.67	5.79	1.35	1.53	1.26	0.64
MARYLAND	79,404	5.73	4.01	0.90	0.82	0.73	0.24	155,278	5.71	4.04	0.88	0.79	0.77	0.28
N.C.	91,440	6.93	4.86	1.13	0.94	1.02	0.65	116,558	7.01	4.87	1.08	1.06	0.89	0.51
S.C.	53,030	7.08	4.95	1.09	1.04	1.05	0.50	70,101	8.33	5.84	1.29	1.20	1.21	0.47
VIRGINIA	170,682	5.26	3.68	0.81	0.77	0.93	0.46	177,043	5.92	4.19	0.94	0.79	0.81	0.36
W. VIRGINIA	6,433	7.62	5.53	1.20	0.89	1.43	0.42	6,278	5.50	4.13	0.76	0.61	0.89	0.18
S. ATLANTIC	**708,211**	**6.66**	**4.60**	**1.06**	**0.99**	**1.17**	**0.50**	**1,018,281**	**7.20**	**5.03**	**1.15**	**1.01**	**1.18**	**0.45**
ALABAMA	64,551	6.42	4.49	1.04	0.89	0.62	0.26	93,883	7.40	5.15	1.09	1.16	0.78	0.31
KENTUCKY	22,519	6.35	4.44	0.99	0.92	0.94	0.34	46,282	6.51	4.62	1.10	0.79	0.76	0.26
MISSISSIPPI	16,614	7.64	5.30	1.08	1.26	0.90	0.52	32,756	9.54	6.21	1.50	1.83	1.19	0.58
TENNESSEE	54,168	8.42	5.27	1.34	1.81	0.95	0.40	131,143	9.39	5.77	1.41	2.21	1.37	0.53
E.S. CENTRAL	**157,852**	**7.22**	**4.83**	**1.14**	**1.25**	**0.81**	**0.35**	**304,064**	**8.36**	**5.45**	**1.28**	**1.63**	**1.08**	**0.43**
ARKANSAS	13,247	7.21	4.70	1.19	1.32	1.31	0.45	26,899	6.91	4.46	1.19	1.26	1.19	0.36
LOUISIANA	46,364	7.75	5.38	1.35	1.02	1.79	0.43	81,677	8.21	6.17	1.57	1.17	1.86	0.57
OKLAHOMA	30,070	7.70	5.23	1.10	1.37	2.73	0.70	64,323	7.11	4.55	1.09	1.47	2.76	0.72
TEXAS	227,586	8.45	5.55	1.42	1.48	2.03	0.60	400,970	8.02	5.04	1.39	1.59	1.77	0.66
W.S. CENTRAL	**317,267**	**8.23**	**5.46**	**1.37**	**1.40**	**2.03**	**0.57**	**573,869**	**7.99**	**5.12**	**1.37**	**1.50**	**1.86**	**0.64**
ARIZONA	80,515	6.94	4.49	1.26	1.19	1.64	0.68	192,249	7.31	4.85	1.21	1.25	1.78	0.67
COLORADO	82,320	5.11	3.31	0.87	0.93	1.72	0.53	156,414	5.52	3.45	0.94	1.13	2.38	0.72
IDAHO	17,525	5.07	3.73	0.77	0.57	0.63	0.75	39,601	4.18	2.91	0.64	0.61	0.90	0.87
MONTANA	8,087	4.09	2.94	0.61	0.54	0.92	0.32	23,839	4.11	2.93	0.67	0.51	1.82	0.38
NEVADA	28,540	5.50	3.86	0.81	0.83	1.02	0.30	71,067	5.60	3.97	0.85	0.78	0.96	0.31
NEW MEXICO	12,944	4.89	3.37	0.79	0.73	1.27	0.34	28,530	4.99	3.56	0.80	0.63	1.01	0.34
UTAH	22,063	6.02	4.11	1.05	0.86	1.30	1.11	63,921	6.01	3.87	1.07	1.07	1.60	1.49
WYOMING	5,141	5.74	3.83	0.86	1.05	2.33	0.51	8,871	4.37	3.10	0.45	0.82	1.98	0.56
MOUNTAIN	**257,135**	**5.77**	**3.84**	**0.98**	**0.95**	**1.47**	**0.60**	**584,492**	**5.97**	**3.96**	**0.98**	**1.03**	**1.73**	**0.71**
ALASKA	7,691	6.06	4.32	0.62	1.12	5.83	1.18	14,499	4.42	3.12	0.52	0.78	2.30	0.67
CALIFORNIA	284,915	5.26	3.76	0.84	0.66	0.52	0.22	543,322	5.89	4.26	0.94	0.69	0.60	0.26
HAWAII	12,324	2.59	2.00	0.29	0.30	0.17	0.07	26,813	2.31	1.60	0.30	0.41	0.17	0.09
OREGON	13,314	4.34	3.25	0.68	0.41	0.42	0.17	57,096	3.55	2.70	0.46	0.39	0.43	0.16
WASHINGTON	70,998	4.50	3.25	0.72	0.53	0.74	0.16	162,294	4.08	3.03	0.62	0.43	0.51	0.18
PACIFIC	**389,242**	**5.02**	**3.61**	**0.79**	**0.62**	**0.67**	**0.23**	**804,024**	**5.21**	**3.79**	**0.81**	**0.61**	**0.59**	**0.24**
PUERTO RICO	19,920	10.84	6.89	2.06	1.89	0.87	0.31	100,440	9.46	6.21	1.83	1.42	0.78	0.36
NORTHEAST	**160,017**	**7.90**	**5.32**	**1.26**	**1.32**	**1.44**	**0.32**	**347,133**	**8.59**	**5.85**	**1.36**	**1.38**	**2.03**	**0.46**
NORTH CENTRAL	**453,212**	**7.51**	**5.14**	**1.24**	**1.13**	**1.37**	**0.37**	**944,259**	**7.45**	**5.10**	**1.23**	**1.12**	**1.47**	**0.41**
SOUTH	**1,183,330**	**7.16**	**4.86**	**1.17**	**1.13**	**1.35**	**0.50**	**1,896,214**	**7.63**	**5.13**	**1.24**	**1.26**	**1.37**	**0.51**
WEST	**646,377**	**5.32**	**3.70**	**0.87**	**0.75**	**0.99**	**0.37**	**1,388,516**	**5.54**	**3.86**	**0.89**	**0.79**	**1.07**	**0.44**
U.S. TOTAL	**2,507,394**	**6.79**	**4.64**	**1.11**	**1.04**	**1.25**	**0.43**	**4,766,047**	**7.06**	**4.81**	**1.15**	**1.10**	**1.33**	**0.46**
U.S. TOTAL (S.A.)	*NC*	*6.81*	*4.61*	*1.10*	*1.10*	*NC*	*0.45*	*NC*	*7.06*	*4.79*	*1.13*	*1.14*	*NC*	*0.46*

Traditional

National Delinquency Survey of 1- to 4-Unit Residential Mortgage Loans

STATE, AREA, AND CENSUS REGION	VA LOANS							ALL FHA LOANS						
	NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE		NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE	
		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER
CONNECTICUT	5,032	5.50	3.62	1.03	0.85	0.60	0.22	8,560	5.64	3.71	1.03	0.90	0.74	0.29
MAINE	2,886	7.48	5.44	1.14	0.90	0.76	0.28	3,287	5.53	3.74	0.91	0.88	0.79	0.24
MASSACHUSETTS	5,121	7.41	5.16	1.39	0.86	0.90	0.35	5,716	7.49	5.49	1.28	0.72	0.56	0.19
NEW HAMPSHIRE	2,099	8.25	4.91	1.62	1.72	1.48	0.81	1,845	7.26	5.04	1.30	0.92	1.08	0.54
RHODE ISLAND	688	8.87	6.25	1.02	1.60	0.29	0.00	2,874	6.20	4.91	0.77	0.52	0.31	0.21
VERMONT	258	3.11	1.94	0.39	0.78	0.39	0.00	124	8.07	5.65	0.81	1.61	0.00	0.00
NEW ENGLAND	**16,084**	**6.93**	**4.69**	**1.23**	**1.01**	**0.82**	**0.34**	**22,406**	**6.32**	**4.45**	**1.06**	**0.81**	**0.67**	**0.27**
NEW JERSEY	21,368	9.05	6.29	1.27	1.49	1.56	0.33	38,164	9.78	6.79	1.59	1.40	1.95	0.41
NEW YORK	23,510	6.05	4.52	0.87	0.66	0.54	0.16	58,909	7.13	5.04	1.11	0.98	1.23	0.30
PENNSYLVANIA	30,805	9.93	6.20	1.68	2.05	1.61	0.29	74,451	10.12	6.64	1.64	1.84	2.26	0.46
MID-ATLANTIC	**75,683**	**8.48**	**5.71**	**1.31**	**1.46**	**1.27**	**0.26**	**171,524**	**9.02**	**6.13**	**1.44**	**1.45**	**1.83**	**0.39**
ILLINOIS	47,634	9.93	6.49	1.71	1.73	1.80	0.45	122,447	9.56	6.37	1.53	1.66	1.64	0.45
INDIANA	41,792	8.03	5.72	1.35	0.96	1.11	0.30	87,006	7.35	5.24	1.21	0.90	1.08	0.30
MICHIGAN	42,531	9.41	6.41	1.60	1.40	0.67	0.28	109,250	10.34	7.08	1.92	1.34	1.07	0.45
OHIO	64,776	8.43	5.80	1.33	1.30	1.40	0.34	106,386	8.39	5.72	1.34	1.33	1.46	0.38
WISCONSIN	19,313	7.29	4.70	1.25	1.34	1.15	0.37	26,727	6.85	4.61	1.14	1.10	0.86	0.27
E.N. CENTRAL	**216,046**	**8.77**	**5.96**	**1.46**	**1.35**	**1.27**	**0.35**	**451,816**	**8.90**	**6.07**	**1.50**	**1.33**	**1.31**	**0.39**
IOWA	7,174	5.55	3.88	0.79	0.88	0.59	0.11	8,337	5.64	3.99	1.00	0.65	0.74	0.31
KANSAS	14,957	6.23	4.19	1.00	1.04	1.52	0.42	20,873	4.96	3.44	0.93	0.59	1.26	0.38
MINNESOTA	39,029	5.68	3.81	0.88	0.99	0.64	0.33	105,274	4.93	3.42	0.78	0.73	1.02	0.34
MISSOURI	21,568	6.84	4.58	1.26	1.00	0.48	0.31	58,804	7.24	4.81	1.17	1.26	0.60	0.30
NEBRASKA	12,699	4.32	2.82	0.68	0.82	0.50	0.16	21,275	4.56	3.12	0.70	0.74	0.55	0.13
NORTH DAKOTA	815	5.27	3.56	0.61	1.10	1.84	0.74	5,674	4.36	3.12	0.46	0.78	1.78	0.55
SOUTH DAKOTA	1,599	4.25	3.00	0.75	0.50	0.88	0.19	3,766	3.13	2.31	0.45	0.37	0.74	0.13
W.N. CENTRAL	**97,841**	**5.80**	**3.90**	**0.94**	**0.96**	**0.73**	**0.30**	**224,003**	**5.48**	**3.75**	**0.88**	**0.85**	**0.89**	**0.31**
DELAWARE	3,012	7.30	4.88	1.26	1.16	0.76	0.17	6,336	7.00	5.00	1.23	0.77	0.69	0.27
D.C	3,220	8.51	5.81	1.55	1.15	0.93	0.31	6,134	10.32	6.94	1.83	1.55	2.23	0.52
FLORIDA	96,539	7.15	5.00	1.27	0.88	1.31	0.43	175,108	7.89	5.61	1.34	0.94	1.24	0.41
GEORGIA	59,811	8.45	5.59	1.44	1.42	0.74	0.34	75,251	8.86	6.00	1.36	1.50	0.79	0.39
MARYLAND	49,923	5.91	4.19	0.92	0.80	0.59	0.14	90,849	5.68	3.96	0.88	0.84	0.56	0.22
N.C.	34,441	6.64	4.56	1.10	0.98	0.62	0.26	47,275	6.68	4.62	0.99	1.07	0.66	0.28
S.C.	23,309	7.28	5.00	1.12	1.16	0.67	0.25	34,352	8.94	6.23	1.32	1.39	0.86	0.23
VIRGINIA	91,584	5.17	3.62	0.82	0.73	0.48	0.21	93,107	5.87	4.17	0.94	0.76	0.47	0.21
W. VIRGINIA	4,818	7.75	5.42	1.31	1.02	1.02	0.39	4,517	5.77	4.38	0.77	0.62	0.58	0.11
S. ATLANTIC	**366,657**	**6.68**	**4.61**	**1.11**	**0.96**	**0.80**	**0.29**	**532,929**	**7.25**	**5.08**	**1.16**	**1.01**	**0.85**	**0.32**
ALABAMA	41,779	6.08	4.26	1.01	0.81	0.39	0.24	60,514	7.10	4.81	1.12	1.17	0.45	0.25
KENTUCKY	11,914	6.75	4.70	1.06	0.99	0.65	0.25	24,901	6.93	4.79	1.24	0.90	0.67	0.25
MISSISSIPPI	11,523	8.00	5.43	1.16	1.41	0.50	0.30	22,897	10.01	6.46	1.56	1.99	0.79	0.43
TENNESSEE	35,376	8.55	5.31	1.38	1.86	0.59	0.29	81,140	9.46	5.82	1.46	2.18	0.82	0.38
E.S. CENTRAL	**100,592**	**7.25**	**4.82**	**1.16**	**1.27**	**0.51**	**0.27**	**189,452**	**8.44**	**5.44**	**1.33**	**1.67**	**0.68**	**0.32**
ARKANSAS	10,267	6.97	4.55	1.10	1.32	1.13	0.41	21,548	6.70	4.29	1.19	1.22	0.89	0.28
LOUISIANA	28,496	7.55	5.12	1.37	1.06	1.05	0.17	50,402	8.95	6.32	1.48	1.15	1.13	0.35
OKLAHOMA	20,418	7.07	4.46	1.08	1.53	2.36	0.56	44,876	7.05	4.53	1.05	1.47	2.30	0.65
TEXAS	162,415	8.37	5.42	1.39	1.56	1.52	0.46	278,754	7.87	4.83	1.41	1.63	1.30	0.57
W.S. CENTRAL	**221,596**	**8.08**	**5.25**	**1.35**	**1.48**	**1.52**	**0.43**	**395,580**	**7.85**	**4.96**	**1.36**	**1.53**	**1.37**	**0.53**
ARIZONA	57,161	6.93	4.46	1.24	1.23	1.21	0.57	132,628	7.39	4.88	1.24	1.27	1.43	0.63
COLORADO	59,889	5.10	3.33	0.84	0.93	1.42	0.47	104,689	5.34	3.39	0.87	1.08	1.92	0.63
IDAHO	12,445	5.16	3.87	0.78	0.51	0.46	0.84	26,690	3.80	2.53	0.62	0.65	0.71	1.06
MONTANA	5,083	4.31	3.17	0.51	0.63	0.73	0.28	15,126	4.49	3.22	0.70	0.57	1.48	0.30
NEVADA	18,464	5.65	3.90	0.83	0.92	0.67	0.18	46,014	5.84	4.14	0.85	0.85	0.64	0.26
NEW MEXICO	10,128	4.76	3.30	0.75	0.71	1.07	0.31	22,568	4.88	3.47	0.83	0.58	0.82	0.31
UTAH	15,850	5.93	4.05	1.03	0.85	1.03	1.31	42,451	5.72	3.47	1.11	1.14	1.28	1.95
WYOMING	3,271	5.27	3.61	0.83	0.83	1.71	0.43	5,566	4.31	3.02	0.41	0.88	1.49	0.57
MOUNTAIN	**182,291**	**5.76**	**3.84**	**0.96**	**0.96**	**1.15**	**0.56**	**395,732**	**5.95**	**3.92**	**0.99**	**1.04**	**1.37**	**0.73**
ALASKA	6,076	6.40	4.69	0.59	1.12	7.04	1.20	11,116	4.53	3.27	0.50	0.76	1.78	0.68
CALIFORNIA	195,986	5.34	3.82	0.86	0.66	0.38	0.20	370,168	5.99	4.34	0.95	0.70	0.48	0.25
HAWAII	9,466	2.39	1.85	0.25	0.29	0.11	0.08	18,400	2.12	1.40	0.27	0.45	0.16	0.09
OREGON	10,201	4.42	3.27	0.69	0.46	0.21	0.11	41,338	3.75	2.88	0.47	0.40	0.31	0.12
WASHINGTON	48,350	4.66	3.32	0.74	0.60	0.48	0.12	114,911	4.18	3.09	0.63	0.46	0.36	0.16
PACIFIC	**270,079**	**5.10**	**3.66**	**0.90**	**0.64**	**0.53**	**0.20**	**555,933**	**5.29**	**3.85**	**0.82**	**0.62**	**0.45**	**0.23**
PUERTO RICO	13,695	11.61	7.17	2.17	2.27	0.96	0.34	73,433	10.29	6.65	2.03	1.61	0.85	0.41
NORTHEAST	**91,767**	**8.21**	**5.53**	**1.30**	**1.38**	**1.19**	**0.28**	**193,930**	**8.70**	**5.93**	**1.40**	**1.37**	**1.70**	**0.38**
NORTH CENTRAL	**313,887**	**7.85**	**5.32**	**1.30**	**1.23**	**1.10**	**0.33**	**675,819**	**7.76**	**5.30**	**1.29**	**1.17**	**1.17**	**0.37**
SOUTH	**688,845**	**7.22**	**4.85**	**1.20**	**1.17**	**0.99**	**0.33**	**1,117,961**	**7.67**	**5.10**	**1.26**	**1.31**	**1.00**	**0.39**
WEST	**452,370**	**5.37**	**3.73**	**0.87**	**0.77**	**0.78**	**0.34**	**951,665**	**5.56**	**3.88**	**0.89**	**0.79**	**0.84**	**0.44**
U.S. TOTAL	**1,604,741**	**6.87**	**4.66**	**1.13**	**1.08**	**0.95**	**0.33**	**3,101,329**	**7.12**	**4.83**	**1.17**	**1.12**	**1.02**	**0.40**
U.S. TOTAL (S.A.)	*NC*	*6.89*	*4.63*	*1.12*	*1.14*	*NC*	*0.35*	*NC*	*7.13*	*4.82*	*1.15*	*1.16*	*NC*	*0.40*

Traditional

DATA ON 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS AS OF SEPTEMBER 30, 1990 AND FOR 3RD QUARTER 1990

STATE, AREA, AND CENSUS REGION	ALL LOANS							CONVENTIONAL LOANS						
	NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE		NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE	
		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER
CONNECTICUT	107,280	3.57	2.46	0.59	0.52	0.75	0.25	93,658	3.27	2.28	0.53	0.46	0.76	0.25
MAINE	35,427	4.28	3.07	0.69	0.52	0.37	0.13	29,254	3.83	2.76	0.63	0.44	0.28	0.10
MASSACHUSETTS	170,423	3.74	2.54	0.64	0.56	0.70	0.21	159,586	3.48	2.35	0.59	0.54	0.70	0.20
NEW HAMPSHIRE	28,411	3.89	2.70	0.67	0.52	0.78	0.42	24,467	3.25	2.33	0.54	0.38	0.69	0.37
RHODE ISLAND	49,981	3.05	2.03	0.65	0.37	0.18	0.12	46,419	2.77	1.79	0.64	0.34	0.17	0.12
VERMONT	2,591	3.09	2.43	0.27	0.39	0.15	0.08	2,209	2.81	2.31	0.23	0.27	0.14	0.09
NEW ENGLAND	**394,113**	**3.65**	**2.51**	**0.63**	**0.51**	**0.62**	**0.22**	**355,623**	**3.34**	**2.29**	**0.58**	**0.47**	**0.61**	**0.21**
NEW JERSEY	319,168	4.98	3.47	0.80	0.71	1.11	0.28	259,636	3.93	2.75	0.64	0.54	0.95	0.26
NEW YORK	665,834	4.04	2.99	0.58	0.47	0.60	0.17	583,415	3.66	2.73	0.52	0.41	0.54	0.16
PENNSYLVANIA	308,001	5.51	3.68	0.85	0.98	0.97	0.21	202,745	3.17	2.22	0.44	0.51	0.41	0.10
MID-ATLANTIC	**1,293,003**	**4.63**	**3.28**	**0.70**	**0.65**	**0.82**	**0.21**	**1,045,796**	**3.62**	**2.63**	**0.53**	**0.46**	**0.62**	**0.17**
ILLINOIS	431,862	5.58	3.84	0.89	0.85	0.85	0.25	261,781	2.92	2.17	0.44	0.31	0.30	0.11
INDIANA	175,506	6.25	4.49	1.03	0.73	0.89	0.25	46,708	2.61	1.97	0.43	0.21	0.33	0.10
MICHIGAN	331,710	6.29	4.42	1.09	0.78	0.56	0.27	179,929	3.10	2.33	0.47	0.30	0.22	0.16
OHIO	265,220	6.40	4.44	1.00	0.96	1.10	0.28	94,058	2.72	2.04	0.39	0.29	0.47	0.12
WISCONSIN	103,307	4.48	3.11	0.71	0.66	0.56	0.17	57,267	2.44	1.88	0.33	0.23	0.23	0.06
E.N. CENTRAL	**1,307,605**	**5.93**	**4.14**	**0.97**	**0.82**	**0.81**	**0.25**	**639,743**	**2.87**	**2.15**	**0.43**	**0.29**	**0.30**	**0.12**
IOWA	21,932	5.14	3.69	0.83	0.62	0.55	0.19	6,421	4.03	3.10	0.65	0.28	0.26	0.12
KANSAS	72,591	4.18	2.97	0.69	0.52	1.34	0.33	36,761	2.91	2.21	0.43	0.27	1.31	0.26
MINNESOTA	243,869	3.95	2.77	0.62	0.56	0.73	0.30	99,566	2.24	1.67	0.35	0.22	0.46	0.24
MISSOURI	129,442	5.26	3.52	0.87	0.87	0.44	0.22	49,070	2.20	1.52	0.34	0.34	0.23	0.09
NEBRASKA	69,014	3.62	2.55	0.54	0.53	0.44	0.11	35,040	2.79	2.10	0.39	0.30	0.35	0.07
NORTH DAKOTA	7,794	4.02	2.89	0.42	0.71	1.57	0.50	1,305	1.76	1.46	0.15	0.15	0.46	0.15
SOUTH DAKOTA	7,727	2.92	2.15	0.41	0.36	0.63	0.18	2,362	1.69	1.31	0.13	0.25	0.30	0.25
W.N. CENTRAL	**552,369**	**4.28**	**2.97**	**0.68**	**0.63**	**0.71**	**0.26**	**230,525**	**2.46**	**1.82**	**0.37**	**0.27**	**0.52**	**0.18**
DELAWARE	30,710	3.91	2.87	0.62	0.42	0.35	0.14	21,362	2.50	1.95	0.34	0.21	0.18	0.10
D.C	21,533	6.20	4.29	1.05	0.86	0.93	0.28	12,179	3.52	2.55	0.53	0.44	0.28	0.16
FLORIDA	659,010	5.82	4.21	0.94	0.67	0.96	0.37	387,363	4.55	3.39	0.67	0.49	0.74	0.33
GEORGIA	219,835	6.65	4.53	1.05	1.07	0.70	0.31	84,773	3.43	2.49	0.50	0.44	0.58	0.23
MARYLAND	264,859	4.09	2.95	0.60	0.54	0.39	0.14	124,087	2.19	1.71	0.26	0.22	0.18	0.07
N.C.	130,604	5.77	4.13	0.82	0.82	0.48	0.20	48,888	4.26	3.35	0.44	0.47	0.20	0.09
S.C.	79,128	7.08	4.92	1.07	1.09	0.73	0.23	21,467	3.92	2.73	0.63	0.56	0.60	0.21
VIRGINIA	306,856	4.48	3.28	0.68	0.52	0.34	0.16	122,165	2.90	2.35	0.39	0.16	0.12	0.07
W. VIRGINIA	21,132	5.07	3.73	0.82	0.52	0.38	0.16	11,797	3.71	2.80	0.64	0.27	0.05	0.08
S. ATLANTIC	**1,733,667**	**5.44**	**3.89**	**0.85**	**0.70**	**0.66**	**0.26**	**834,081**	**3.74**	**2.82**	**0.53**	**0.39**	**0.49**	**0.22**
[illegible]BAMA	138,137	5.66	3.95	0.89	0.82	0.44	0.22	35,844	2.75	2.15	0.37	0.23	0.46	0.15
[illegible]NTUCKY	51,756	5.65	3.93	0.95	0.77	0.58	0.21	14,941	2.66	1.90	0.37	0.39	0.38	0.11
[illegible]SSISSIPPI	46,921	7.82	5.15	1.14	1.53	0.59	0.31	12,501	3.64	2.50	0.34	0.80	0.30	0.09
[illegible]ENNESSEE	153,061	7.79	4.87	1.22	1.70	0.66	0.29	36,545	3.34	2.33	0.53	0.48	0.38	0.11
E.S. CENTRAL	**389,875**	**6.76**	**4.45**	**1.06**	**1.25**	**0.56**	**0.26**	**99,831**	**3.07**	**2.22**	**0.43**	**0.42**	**0.40**	**0.12**
ARKANSAS	38,753	6.03	3.92	1.02	1.09	0.89	0.26	6,938	2.58	1.86	0.39	0.33	0.53	0.06
LOUISIANA	119,246	7.00	4.92	1.17	0.91	1.17	0.25	40,348	4.14	3.02	0.63	0.49	1.32	0.20
OKLAHOMA	90,829	6.20	3.92	0.88	1.40	2.31	0.55	25,535	4.05	2.44	0.42	1.19	2.29	0.38
TEXAS	691,001	6.67	4.21	1.10	1.36	1.38	0.47	249,832	4.24	2.73	0.57	0.94	1.37	0.37
W.S. CENTRAL	**939,829**	**6.64**	**4.26**	**1.08**	**1.30**	**1.42**	**0.44**	**322,653**	**4.18**	**2.73**	**0.56**	**0.89**	**1.42**	**0.35**
ARIZONA	246,926	6.35	4.17	1.08	1.10	1.34	0.58	57,137	3.40	2.24	0.56	0.60	1.26	0.46
COLORADO	240,411	4.37	2.83	0.71	0.83	1.47	0.45	75,833	2.41	1.64	0.37	0.40	0.91	0.20
IDAHO	57,062	3.51	2.53	0.53	0.45	0.51	0.74	17,927	1.92	1.59	0.22	0.11	0.25	0.18
MONTANA	22,628	4.33	3.17	0.63	0.53	1.22	0.29	2,419	3.42	2.85	0.45	0.12	0.62	0.21
NEVADA	80,439	5.11	3.62	0.74	0.75	0.62	0.23	15,961	2.37	1.76	0.31	0.30	0.54	0.18
NEW MEXICO	48,641	4.20	2.98	0.68	0.54	0.84	0.28	15,945	2.89	2.09	0.42	0.38	0.73	0.21
UTAH	80,358	5.29	3.43	0.90	0.96	1.04	1.40	22,057	3.99	2.91	0.40	0.68	0.58	0.42
WYOMING	10,280	4.39	3.03	0.53	0.83	1.40	0.46	1,443	2.63	1.73	0.28	0.62	0.35	0.07
MOUNTAIN	**786,745**	**5.09**	**3.39**	**0.83**	**0.87**	**1.18**	**0.57**	**208,722**	**2.85**	**1.99**	**0.41**	**0.45**	**0.86**	**0.29**
ALASKA	41,937	4.53	3.33	0.45	0.75	5.15	0.87	24,745	4.07	3.03	0.38	0.66	6.20	0.86
CALIFORNIA	1,469,186	3.58	2.67	0.55	0.36	0.30	0.17	903,032	2.21	1.74	0.31	0.16	0.21	0.13
HAWAII	78,868	1.68	1.19	0.22	0.27	0.12	0.05	51,002	1.39	0.99	0.19	0.21	0.10	0.03
OREGON	112,238	2.94	2.25	0.39	0.30	0.21	0.08	60,699	2.13	1.65	0.28	0.20	0.14	0.05
WASHINGTON	356,580	2.93	2.19	0.43	0.31	0.24	0.12	193,319	1.74	1.37	0.23	0.14	0.11	0.09
PACIFIC	**2,058,809**	**3.37**	**2.52**	**0.50**	**0.35**	**0.37**	**0.17**	**1,232,797**	**2.13**	**1.67**	**0.29**	**0.17**	**0.30**	**0.13**
PUERTO RICO	122,995	10.78	6.72	2.37	1.69	1.03	0.50	35,867	11.48	6.69	3.16	1.63	1.43	0.75
NORTHEAST	**1,687,116**	**4.40**	**3.10**	**0.68**	**0.62**	**0.77**	**0.21**	**1,401,419**	**3.56**	**2.55**	**0.55**	**0.46**	**0.61**	**0.18**
NORTH CENTRAL	**1,859,974**	**5.43**	**3.79**	**0.88**	**0.76**	**0.78**	**0.25**	**870,268**	**2.76**	**2.07**	**0.41**	**0.28**	**0.36**	**0.14**
SOUTH	**3,063,371**	**5.98**	**4.08**	**0.95**	**0.95**	**0.88**	**0.32**	**1,256,565**	**3.80**	**2.75**	**0.53**	**0.52**	**0.72**	**0.24**
WEST	**2,845,554**	**3.85**	**2.76**	**0.59**	**0.50**	**0.60**	**0.28**	**1,441,519**	**2.24**	**1.72**	**0.31**	**0.21**	**0.38**	**0.16**
U.S. TOTAL	**9,992,543**	**4.98**	**3.47**	**0.79**	**0.72**	**0.75**	**0.27**	**5,286,473**	**3.16**	**2.31**	**0.47**	**0.38**	**0.53**	**0.18**
U.S. TOTAL (S.A.)	NC	5.01	3.48	0.78	0.75	NC	0.28	*NC*	*3.17*	*2.30*	*0.47*	*0.40*	*NC*	*0.19*

Expanded

MORTGAGE BANKERS ASSOCIATION OF AMERICA

NATIONAL DELINQUENCY SURVEY OF 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS
SEPTEMBER 30, 1990

CENSUS REGION	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE														PERCENT OF LOANS IN FORECLOSURE STARTED DURING QUARTER		
	TOTAL PAST DUE			30 DAYS			60 DAYS			90 DAYS OR MORE			90 DAYS OR MORE (S.A.)				
		CHANGE FROM			CHANGE FROM			CHANGE FROM			CHANGE FROM			CHANGE FROM		CHANGE FROM	
	CURR. QTR.	YR. AGO	QTR. AGO	CURR. QTR.	YR. AGO	QTR. AGO	CURR. QTR.	YR. AGO	QTR. AGO	CURR. QTR.	YR. AGO	QTR. AGO	CURR. QTR.	QTR. AGO	CURR. QTR.	YR. AGO	QTR. AGO
CONVENTIONAL LOANS																	
Northeast	3.54	0.16	0.55	2.53	0.01	0.39	0.53	0.04	0.08	0.48	0.11	0.08	0.49	0.06	0.19	0.06	(0.02)
North Central	2.80	0.03	0.38	2.12	0.02	0.31	0.41	0.02	0.07	0.27	(0.01)	0.00	0.27	(0.03)	0.15	(0.01)	(0.01)
South	3.76	(0.03)	0.61	2.74	0.24	0.45	0.52	0.00	0.10	0.50	(0.27)	0.06	0.54	0.09	0.30	(0.01)	0.03
West	2.45	0.23	0.66	1.76	0.11	0.41	0.42	0.10	0.17	0.27	0.01	0.08	0.28	0.06	0.16	(0.03)	0.01
U.S. Total	3.23	0.00	0.54	2.34	0.02	0.37	0.49	0.03	0.11	0.40	(0.07)	0.05	—	—	0.21	0.00	0.00
U.S. Total (S.A.)	*3.23*	—	*0.38*	*2.33*	—	*0.26*	*0.49*	—	*0.07*	*0.41*	—	*0.05*	*0.41*	*0.05*	*0.21*	—	*0.00*
VA LOANS																	
Northeast	7.90	0.70	1.25	5.32	0.35	0.77	1.26	0.11	0.27	1.32	0.23	0.21	1.41	0.25	0.32	0.05	(0.02)
North Central	7.51	(0.01)	1.00	5.14	0.03	0.70	1.24	(0.03)	0.19	1.13	(0.02)	0.11	1.14	0.03	0.37	(0.04)	(0.01)
South	7.16	0.51	1.20	4.86	0.41	0.90	1.17	0.05	0.22	1.13	0.05	0.08	1.22	0.07	0.50	0.10	0.12
West	5.32	(0.13)	0.62	3.70	(0.01)	0.42	0.87	(0.07)	0.16	0.75	(0.06)	0.04	0.77	0.01	0.37	(0.08)	(0.01)
U.S. Total	6.79	0.20	1.00	4.64	0.20	0.72	1.11	0.00	0.20	1.04	0.02	0.09	—	—	0.43	0.02	0.08
U.S. Total (S.A.)	*6.81*	—	*0.57*	*4.61*	—	*0.40*	*1.10*	—	*0.10*	*1.10*	—	*0.07*	*1.10*	*0.07*	*0.45*	—	*0.07*
ALL FHA LOANS																	
Northeast	8.59	0.46	1.32	5.85	0.31	0.91	1.36	0.03	0.24	1.38	0.12	0.17	1.48	0.16	0.46	(0.03)	(0.01)
North Central	7.45	(0.14)	0.97	5.10	(0.14)	0.62	1.23	(0.01)	0.21	1.12	0.00	0.13	1.14	0.06	0.41	(0.07)	0.01
South	7.63	0.52	1.15	5.13	0.32	0.80	1.24	0.07	0.25	1.26	0.13	0.10	1.35	0.10	0.51	0.04	0.07
West	5.54	(0.13)	0.54	3.86	(0.06)	0.38	0.89	(0.04)	0.14	0.79	(0.04)	0.03	0.81	(0.01)	0.44	(0.04)	0.05
U.S. Total	7.06	0.08	0.92	4.81	0.04	0.62	1.15	(0.01)	0.20	1.10	0.04	0.09	—	—	0.46	0.00	0.04
U.S. Total (S.A.)	*7.06*	—	*0.48*	*4.79*	—	*0.35*	*1.13*	—	*0.08*	*1.14*	—	*0.05*	*1.14*	*0.05*	*0.46*	—	*0.03*

SURVEY INFORMATION AND NOTES

1. The historical data in this issue have been seasonally adjusted using the X-11Q Variant of the Census Method II Seasonal Adjustment program. Some previously published data have been revised. The table on the first page presents the seasonally adjusted figures for last year.
2. This survey includes about 15.5 million mortgage loans on 1- to 4-unit residential properties totaling an estimated $800 billion of debt. These loans are serviced by more than 380 reporters, including mortgage bankers, commercial banks, savings banks, savings and loan associations, and life insurance companies.
3. A loan is considered 30 days delinquent if the September 1 installment has not been paid as of September 30. A loan is 60 days delinquent if the August 1 installment is unpaid as of September 30, etc.
4. "Foreclosure started during quarter" includes loans placed in the process of foreclosure during the third quarter, deeds in lieu of foreclosure, and loans assigned to FHA, VA, other insurers or investors. "Foreclosure inventory end of quarter" includes all loans in process of foreclosure on September 30. Both foreclosure categories are excluded from "total installments past due."
5. National totals include Puerto Rico loans and loans of firms not providing state-by-state data.
6. S.A.—seasonally adjusted data
7. NC—not calculated
8. Changes from quarter ago and year ago are done using unrounded estimates.

CENSUS REGIONS

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National Delinquency Survey

Prepared by the MBA Economics Department
February 27, 1991

Mortgage Bankers Association of America

1125 FIFTEENTH STREET, N.W. • WASHINGTON, D.C. 20005

DATA FOR DECEMBER 31, 1990
AND FOR 4th QUARTER 1990

The delinquency rate for mortgage loans on one- to four-unit residential properties was 4.71 percent in the fourth quarter, down nearly 30 basis points from the third quarter. The decline was mainly the result of lower 30-day delinquencies, but also reflected falling 60-day and 90-day delinquencies.

The modest decline in the latter two categories was reassuring. Rising delinquency problems in these categories often foreshadow growing foreclosure problems down the road. In the third quarter, the 60-day and 90-day delinquency rates rose significantly. The declines in the fourth quarter partially offset the third quarter increases.

The declines were especially encouraging in the context of economic events in the fourth quarter. The problems that have plagued the economy in recent months — rising unemployment, slow income growth, sluggish home price appreciation, and high consumer debt loads — continued and even worsened in the fourth quarter. Consequently, it would not have been surprising to see increases in these severe delinquency categories instead of improvement.

TEXT NUMBERS ARE SEASONALLY ADJUSTED, UNLESS OTHERWISE NOTED.

Declines in total delinquency rates were registered for all three loan types. The fourth quarter delinquency rate was 3.10 percent for conventional loans — down 13 basis points from the third quarter, 6.39 percent for VA loans — down 42 basis points, and 6.81 percent for FHA loans — down 25 basis points.

Foreclosure rates were mixed in the fourth quarter. (Foreclosure data and regional data are not seasonally adjusted.) The percentage of loans in foreclosure stood at 0.65 percent for conventional loans — up 4 basis points from the third quarter, 1.24 percent for VA loans — down 1 basis point, and 1.31 percent for FHA loans — down 2 basis points. For all loan types combined, the percentage of loans in foreclosure was 0.94 percent — up 1 basis point. Without further improvement in the 60-day and 90-day delinquency categories, it would not be surprising to see the percentage of loans in foreclosure rise a bit more in coming quarters.

On a regional basis, delinquency rates were higher in the Northeast, but lower in the Midwest (North Central), South, and West compared to year ago levels. During the same time period, the percentage of loans in foreclosure fell in the Midwest and West, was unchanged in the South, and rose in the Northeast.

NOTE: Beginning with the second quarter 1989 issue of the National Delinquency Survey (NDS), results from an expanded group of respondents were reported along with results from the traditional group of respondents. The data for the additional firms are obtained, with the permission of the individual firms, from computer records maintained by Computer Power, Inc. The expanded group broadens the coverage of the survey from about 10 million loans serviced by the traditional group alone to about 15.3 million loans serviced, or roughly 1/3 of all residential mortgage loans outstanding. Broader coverage should provide better estimates of delinquency and foreclosure rates. Generally, the proportion of loans in the foreclosure process is higher for the expanded group than for the smaller sample, but delinquency rates are neither consistently higher nor lower. Historical comparisons involving NDS data for periods prior to the second quarter of 1989 should be made using current data from the traditional group to maintain consistency.

Expanded

DELINQUENCY RATES OF 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS
Seasonally Adjusted

END OF QTR.	ALL LOANS[1]					CONVENTIONAL LOANS[1]					VA LOANS[1]					ALL FHA LOANS[1]				
	PERCENT OF LOANS																			
	Total Past Due	Installments Past Due			Fcls. Started	Total Past Due	Installments Past Due			Fcls. Started	Total Past Due	Installments Past Due			Fcls. Started	Total Past Due	Installments Past Due			Fcls. Started
		30 Days	60 Days	90 Days or More			30 Days	60 Days	90 Days or More			30 Days	60 Days	90 Days or More			30 Days	60 Days	90 Days or More	
1989																				
1st	4.64	3.13	0.74	0.77	0.32	2.92	2.03	0.42	0.47	0.20	6.13	4.06	1.02	1.05	0.40	6.38	4.25	1.07	1.06	0.46
2nd	4.56	3.06	0.74	0.76	0.36	2.92	2.02	0.43	0.47	0.23	6.22	4.08	1.06	1.08	0.49	6.29	4.19	1.05	1.05	0.50
3rd	4.99	3.44	0.78	0.77	0.33	3.24	2.30	0.46	0.48	0.21	6.59	4.41	1.10	1.08	0.42	6.99	4.76	1.14	1.09	0.46
4th	4.96	3.45	0.76	0.75	0.32	3.14	2.25	0.44	0.45	0.21	6.56	4.50	1.04	1.02	0.42	6.97	4.78	1.11	1.08	0.47
1990																				
1st	4.41	3.03	0.70	0.68	0.31	2.76	1.98	0.41	0.37	0.21	5.98	4.00	0.99	0.99	0.38	6.26	4.24	1.01	1.01	0.44
2nd	4.52	3.13	0.70	0.69	0.31	2.85	2.07	0.42	0.36	0.21	6.24	4.20	1.01	1.03	0.39	6.58	4.44	1.05	1.09	0.43
3rd	5.00	3.47	0.78	0.75	0.33	3.23	2.33	0.49	0.41	0.21	6.81	4.61	1.10	1.10	0.45	7.06	4.79	1.13	1.14	0.46
4th	4.71	3.23	0.75	0.73	0.29	3.10	2.22	0.47	0.41	0.21	6.39	4.28	1.06	1.05	0.41	6.81	4.55	1.11	1.15	0.41

MORTGAGE BANKERS ASSOCIATION OF AMERICA

Expanded

STATE, AREA, AND CENSUS REGION	ALL LOANS							CONVENTIONAL LOANS						
	NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE		NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE	
		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER
CONNECTICUT	167,166	4.05	2.66	0.71	0.68	0.80	0.18	146,796	3.72	2.45	0.65	0.62	0.79	0.17
MAINE	40,076	4.42	3.23	0.68	0.51	0.66	0.23	31,995	3.72	2.78	0.56	0.38	0.51	0.20
MASSACHUSETTS	282,646	4.09	2.77	0.66	0.66	0.89	0.29	264,640	3.85	2.58	0.63	0.64	0.88	0.28
NEW HAMPSHIRE	46,980	5.35	3.37	1.02	0.96	0.77	0.35	41,125	4.96	3.16	0.95	0.85	0.65	0.31
RHODE ISLAND	58,026	3.30	2.12	0.68	0.50	0.31	0.16	53,983	3.13	2.01	0.67	0.45	0.29	0.14
VERMONT	13,602	3.90	2.81	0.71	0.38	0.42	0.15	12,197	3.56	2.60	0.61	0.35	0.35	0.12
NEW ENGLAND	**608,496**	**4.12**	**2.75**	**0.71**	**0.66**	**0.77**	**0.24**	**550,736**	**3.81**	**2.54**	**0.66**	**0.61**	**0.75**	**0.23**
NEW JERSEY	512,552	5.61	3.83	0.90	0.88	1.31	0.29	414,004	4.52	3.12	0.72	0.68	1.08	0.24
NEW YORK	909,532	4.74	3.40	0.69	0.65	0.76	0.13	729,275	3.97	2.89	0.57	0.51	0.63	0.10
PENNSYLVANIA	511,132	5.86	3.93	0.93	1.00	1.26	0.27	343,263	3.61	2.51	0.53	0.57	0.62	0.14
MID ATLANTIC	**1,933,216**	**5.26**	**3.65**	**0.81**	**0.80**	**1.04**	**0.21**	**1,486,542**	**4.04**	**2.87**	**0.60**	**0.57**	**0.75**	**0.15**
ILLINOIS	574,552	5.54	3.84	0.87	0.83	0.97	0.25	359,170	2.69	2.03	0.40	0.26	0.29	0.10
INDIANA	249,284	6.07	4.37	0.95	0.75	0.97	0.26	94,573	2.79	2.13	0.43	0.23	0.48	0.14
MICHIGAN	507,838	5.81	4.13	0.91	0.77	0.68	0.23	321,219	3.08	2.33	0.44	0.31	0.31	0.12
OHIO	504,711	5.73	4.04	0.91	0.78	1.14	0.31	254,492	3.13	2.32	0.48	0.33	0.55	0.16
WISCONSIN	133,245	3.80	2.63	0.58	0.59	0.64	0.21	78,769	1.95	1.43	0.28	0.24	0.28	0.12
E.N. CENTRAL	**1,969,630**	**5.61**	**3.95**	**0.88**	**0.78**	**0.92**	**0.26**	**1,108,223**	**2.86**	**2.15**	**0.42**	**0.29**	**0.37**	**0.12**
IOWA	61,845	4.19	3.11	0.61	0.47	0.79	0.19	32,470	3.10	2.48	0.38	0.24	0.79	0.16
KANSAS	100,058	4.30	3.02	0.69	0.59	1.41	0.42	51,064	3.05	2.33	0.45	0.27	1.24	0.33
MINNESOTA	388,193	3.90	2.74	0.61	0.55	1.04	0.33	171,286	2.35	1.80	0.36	0.19	0.75	0.26
MISSOURI	179,820	4.81	3.29	0.72	0.80	0.44	0.17	97,141	2.49	1.77	0.29	0.43	0.24	0.09
NEBRASKA	92,388	3.78	2.57	0.61	0.60	0.64	0.21	42,669	2.47	1.76	0.40	0.31	0.56	0.14
NORTH DAKOTA	17,045	3.73	2.51	0.55	0.67	1.66	0.50	4,180	2.19	1.67	0.33	0.19	0.45	0.22
SOUTH DAKOTA	22,989	3.13	2.42	0.43	0.28	0.53	0.22	8,766	2.15	1.64	0.33	0.18	0.26	0.18
W.N. CENTRAL	**862,338**	**4.12**	**2.88**	**0.64**	**0.60**	**0.89**	**0.29**	**407,576**	**2.53**	**1.90**	**0.36**	**0.27**	**0.66**	**0.20**
DELAWARE	50,241	4.03	2.96	0.66	0.41	0.46	0.13	35,419	2.59	2.04	0.39	0.16	0.25	0.10
D.C	37,908	6.24	4.29	1.03	0.92	1.13	0.28	23,177	3.66	2.78	0.57	0.51	0.56	0.16
FLORIDA	1,069,458	5.69	4.02	0.93	0.74	1.38	0.42	604,756	4.03	2.94	0.65	0.44	1.07	0.34
GEORGIA	454,658	6.81	4.49	1.10	1.22	0.96	0.39	205,013	4.31	3.07	0.64	0.60	0.73	0.26
MARYLAND	449,859	4.28	3.07	0.65	0.56	0.53	0.16	226,586	2.35	1.80	0.34	0.21	0.30	0.11
N.C.	307,071	5.84	4.17	0.89	0.78	0.63	0.28	125,084	3.88	3.07	0.48	0.33	0.41	0.15
S.C.	185,840	6.06	4.26	0.98	0.82	0.89	0.32	80,983	3.99	3.04	0.58	0.37	0.66	0.24
VIRGINIA	594,735	4.43	3.15	0.71	0.57	0.54	0.22	262,573	2.59	1.99	0.38	0.22	0.20	0.10
W. VIRGINIA	21,377	5.26	3.85	0.76	0.65	1.07	0.32	9,908	3.65	2.82	0.47	0.36	0.89	0.30
S. ATLANTIC	**3,171,147**	**5.43**	**3.80**	**0.87**	**0.76**	**0.92**	**0.31**	**1,573,499**	**3.53**	**2.63**	**0.53**	**0.37**	**0.67**	**0.23**
ALABAMA	221,583	6.49	4.57	0.95	0.97	1.03	0.39	65,473	4.84	3.90	0.52	0.42	1.79	0.66
KENTUCKY	115,925	5.41	3.92	0.79	0.70	0.78	0.28	37,712	2.53	1.98	0.29	0.26	0.45	0.14
MISSISSIPPI	62,999	8.50	5.69	1.23	1.58	1.21	0.40	13,527	7.60	6.19	0.72	0.69	2.29	0.56
TENNESSEE	249,281	7.77	4.80	1.18	1.79	1.02	0.35	70,859	3.62	2.54	0.49	0.59	0.57	0.18
E.S. CENTRAL	**649,788**	**6.99**	**4.65**	**1.04**	**1.30**	**1.00**	**0.36**	**187,571**	**4.11**	**3.16**	**0.48**	**0.47**	**1.10**	**0.37**
ARKANSAS	57,315	6.93	4.55	1.10	1.28	1.01	0.27	12,718	3.97	2.98	0.51	0.48	0.63	0.09
LOUISIANA	211,023	7.10	4.92	1.13	1.05	1.74	0.56	77,249	4.92	3.42	0.76	0.74	1.76	0.60
OKLAHOMA	118,683	6.69	4.26	1.03	1.40	2.58	0.63	30,302	4.34	2.71	0.54	1.09	2.18	0.50
TEXAS	1,047,292	6.96	4.42	1.13	1.41	1.57	0.57	445,500	4.89	3.15	0.73	1.01	1.38	0.50
W.S. CENTRAL	**1,434,313**	**6.96**	**4.48**	**1.12**	**1.36**	**1.66**	**0.56**	**565,769**	**4.85**	**3.16**	**0.72**	**0.97**	**1.46**	**0.51**
ARIZONA	357,158	6.40	4.18	1.03	1.19	1.61	0.60	92,668	3.36	2.21	0.54	0.61	1.26	0.42
COLORADO	349,109	4.80	3.06	0.75	0.99	1.95	0.47	110,190	3.00	1.90	0.42	0.68	1.02	0.29
IDAHO	68,158	4.45	3.17	0.67	0.61	0.74	0.29	16,594	2.44	1.93	0.31	0.20	0.28	0.10
MONTANA	37,099	4.43	3.30	0.66	0.47	1.15	0.28	6,779	2.16	1.73	0.27	0.16	0.59	0.22
NEVADA	122,877	5.37	3.76	0.84	0.77	0.75	0.22	27,401	2.58	1.88	0.44	0.26	0.37	0.14
NEW MEXICO	65,271	5.62	3.66	0.90	1.06	1.49	0.33	22,784	5.24	2.90	0.87	1.47	1.14	0.29
UTAH	127,078	7.34	5.16	1.13	1.05	1.26	0.50	41,614	5.56	3.94	0.82	0.80	0.84	0.39
WYOMING	17,768	5.05	3.37	0.72	0.96	1.63	0.42	4,196	5.57	3.74	0.81	1.02	0.88	0.36
MOUNTAIN	**1,144,518**	**5.66**	**3.77**	**0.89**	**1.00**	**1.51**	**0.46**	**322,226**	**3.54**	**2.34**	**0.54**	**0.66**	**0.97**	**0.32**
ALASKA	53,026	3.80	2.87	0.40	0.53	3.98	0.64	30,826	3.56	2.70	0.40	0.46	4.69	0.58
CALIFORNIA	2,170,430	3.66	2.67	0.57	0.42	0.39	0.16	1,322,573	2.24	1.74	0.32	0.18	0.27	0.11
HAWAII	81,707	2.07	1.59	0.30	0.18	0.12	0.06	44,799	1.70	1.29	0.26	0.15	0.08	0.03
OREGON	138,235	2.88	2.21	0.38	0.29	0.34	0.11	82,619	2.37	1.87	0.30	0.20	0.29	0.09
WASHINGTON	420,421	3.23	2.44	0.48	0.31	0.32	0.11	215,433	2.12	1.66	0.31	0.15	0.15	0.06
PACIFIC	**2,863,819**	**3.52**	**2.59**	**0.54**	**0.39**	**0.44**	**0.15**	**1,696,250**	**2.24**	**1.74**	**0.32**	**0.18**	**0.33**	**0.11**
PUERTO RICO	127,361	10.17	6.60	2.11	1.46	0.93	0.44	28,886	10.04	6.12	2.42	1.50	1.63	0.65
NORTHEAST	**2,541,712**	**4.99**	**3.44**	**0.78**	**0.77**	**0.97**	**0.22**	**2,037,278**	**3.98**	**2.78**	**0.62**	**0.58**	**0.75**	**0.17**
NORTH CENTRAL	**2,831,968**	**5.16**	**3.63**	**0.81**	**0.72**	**0.91**	**0.27**	**1,515,799**	**2.77**	**2.08**	**0.41**	**0.28**	**0.45**	**0.14**
SOUTH	**5,255,248**	**6.04**	**4.09**	**0.96**	**0.99**	**1.13**	**0.39**	**2,326,839**	**3.90**	**2.80**	**0.57**	**0.53**	**0.90**	**0.31**
WEST	**4,008,337**	**4.14**	**2.93**	**0.64**	**0.57**	**0.74**	**0.24**	**2,018,476**	**2.45**	**1.84**	**0.35**	**0.26**	**0.43**	**0.14**
U.S. TOTAL	**15,303,810**	**5.19**	**3.59**	**0.82**	**0.78**	**0.94**	**0.29**	**8,313,826**	**3.38**	**2.43**	**0.51**	**0.44**	**0.65**	**0.20**
US. TOTAL (S.A.)	*NC*	*4.71*	*3.23*	*0.75*	*0.73*	*NC*	*0.29*	*NC*	*3.10*	*2.22*	*0.47*	*0.41*	*NC*	*0.21*

Expanded

National Delinquency Survey
of 1- To 4-Unit Residential Mortgage Loans

STATE, AREA, AND CENSUS REGION	VA LOANS							ALL FHA LOANS						
	NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE		NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE	
		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER
CONNECTICUT	7,275	5.94	3.77	0.99	1.18	0.84	0.33	13,095	6.71	4.40	1.21	1.10	0.86	0.27
MAINE	3,761	7.60	5.26	1.20	1.14	1.04	0.35	4,320	6.72	4.75	1.11	0.86	1.41	0.32
MASSACHUSETTS	8,543	7.47	5.14	1.14	1.19	1.05	0.27	9,463	8.04	5.80	1.23	0.92	1.10	0.32
NEW HAMPSHIRE	3,001	9.36	5.56	1.80	2.00	1.90	0.87	2,854	6.83	4.06	1.23	1.54	1.23	0.39
RHODE ISLAND	974	6.87	4.41	0.82	1.64	0.41	0.21	3,069	5.27	3.32	0.94	1.01	0.65	0.36
VERMONT	754	5.57	3.98	0.93	0.66	0.66	0.13	651	8.14	5.38	2.15	0.61	1.38	0.61
NEW ENGLAND	**24,308**	**7.18**	**4.74**	**1.16**	**1.28**	**1.05**	**0.37**	**33,452**	**7.00**	**4.76**	**1.20**	**1.04**	**1.02**	**0.31**
NEW JERSEY	36,455	9.13	6.03	1.46	1.64	2.01	0.47	62,093	10.75	7.26	1.75	1.74	2.42	0.46
NEW YORK	39,804	7.04	5.18	1.04	0.82	0.81	0.16	140,453	8.09	5.55	1.19	1.35	1.40	0.27
PENNSYLVANIA	48,095	9.91	6.42	1.72	1.77	2.13	0.45	119,774	10.64	7.00	1.74	1.90	2.75	0.56
MID ATLANTIC	**124,354**	**8.76**	**5.91**	**1.42**	**1.43**	**1.67**	**0.36**	**322,320**	**9.55**	**6.42**	**1.50**	**1.63**	**2.10**	**0.41**
ILLINOIS	61,129	10.28	6.85	1.68	1.75	2.19	0.55	154,253	10.28	6.87	1.63	1.78	2.07	0.51
INDIANA	50,100	8.45	5.96	1.36	1.13	1.33	0.40	104,611	7.88	5.63	1.22	1.03	1.23	0.31
MICHIGAN	52,760	9.96	6.74	1.60	1.62	0.98	0.39	133,859	10.74	7.41	1.78	1.55	1.45	0.45
OHIO	36,490	8.39	5.82	1.37	1.20	1.12	0.43	131,709	8.42	5.77	1.35	1.30	1.77	0.47
WISCONSIN	24,501	7.32	4.79	1.21	1.32	1.32	0.42	29,975	5.77	4.03	0.84	0.90	1.01	0.26
E.N. CENTRAL	**286,950**	**9.00**	**6.16**	**1.46**	**1.38**	**1.58**	**0.45**	**574,457**	**9.23**	**6.33**	**1.48**	**1.42**	**1.64**	**0.44**
IOWA	11,409	5.97	3.99	1.08	0.90	0.64	0.18	17,966	5.05	3.68	0.75	0.62	0.87	0.24
KANSAS	20,020	6.25	4.10	1.12	1.03	1.86	0.60	28,974	5.15	3.49	0.80	0.86	1.42	0.47
MINNESOTA	61,194	5.41	3.66	0.89	0.86	0.94	0.39	155,713	5.04	3.43	0.78	0.83	1.39	0.39
MISSOURI	25,180	7.33	4.97	1.10	1.26	0.67	0.28	57,499	7.63	5.11	1.28	1.24	0.69	0.27
NEBRASKA	18,433	4.68	2.98	0.82	0.88	0.70	0.29	31,286	5.04	3.43	0.79	0.82	0.70	0.26
NORTH DAKOTA	2,101	4.57	2.57	0.71	1.29	1.48	0.33	10,764	4.15	2.81	0.60	0.74	2.16	0.65
SOUTH DAKOTA	3,808	4.25	3.07	0.63	0.55	0.81	0.39	10,415	3.53	2.83	0.44	0.26	0.64	0.19
W.N. CENTRAL	**142,145**	**5.78**	**3.86**	**0.96**	**0.96**	**0.97**	**0.37**	**312,617**	**5.45**	**3.72**	**0.86**	**0.87**	**1.16**	**0.35**
DELAWARE	4,989	7.29	4.79	1.44	1.06	1.02	0.14	9,833	7.59	5.38	1.23	0.98	0.93	0.24
D.C.	4,915	9.58	6.49	1.67	1.42	1.67	0.47	9,816	10.17	6.76	1.77	1.64	2.19	0.50
FLORIDA	170,862	7.29	4.99	1.26	1.04	1.83	0.54	293,840	8.15	5.65	1.33	1.17	1.75	0.49
GEORGIA	103,975	8.45	5.33	1.46	1.66	1.07	0.49	145,670	9.13	5.88	1.48	1.77	1.19	0.50
MARYLAND	73,786	6.15	4.27	0	0.91	0.79	0.23	149,487	6.28	4.41	0.95	0.92	0.76	0.21
N.C.	80,300	7.15	4.91	1.23	1.01	0.75	0.35	101,687	7.24	4.96	1.12	1.16	0.82	0.38
S.C.	45,415	6.88	4.66	1.20	1.02	1.00	0.40	59,442	8.26	5.62	1.36	1.28	1.14	0.38
VIRGINIA	164,401	5.53	3.78	0.91	0.84	0.86	0.34	167,761	6.23	4.35	1.02	0.86	0.77	0.30
W. VIRGINIA	5,750	7.97	5.69	1.29	0.99	1.48	0.42	5,719	5.30	3.78	0.73	0.79	0.96	0.26
S. ATLANTIC	**654,393**	**6.88**	**4.64**	**1.17**	**1.07**	**1.15**	**0.41**	**943,255**	**7.57**	**5.18**	**1.22**	**1.17**	**1.18**	**0.39**
ALABAMA	63,279	6.60	4.47	1.06	1.07	0.62	0.25	92,831	7.59	5.11	1.18	1.30	0.76	0.30
KENTUCKY	26,415	6.67	4.63	1.04	1.00	1.14	0.44	51,798	6.88	4.98	1.02	0.88	0.84	0.30
MISSISSIPPI	16,373	7.28	4.68	1.25	1.35	0.83	0.37	33,099	9.47	5.98	1.43	2.06	0.95	0.35
TENNESSEE	51,106	8.82	5.41	1.37	2.04	0.96	0.38	127,316	9.66	5.81	1.49	2.36	1.30	0.43
E.S. CENTRAL	**157,173**	**7.40**	**4.82**	**1.18**	**1.40**	**0.84**	**0.34**	**305,044**	**8.54**	**5.48**	**1.31**	**1.75**	**1.02**	**0.36**
ARKANSAS	14,353	7.91	5.01	1.35	1.51	1.11	0.34	30,244	7.70	4.98	1.21	1.51	1.12	0.32
LOUISIANA	47,189	7.53	5.26	1.22	1.05	1.76	0.50	86,585	8.82	6.07	1.41	1.34	1.71	0.56
OKLAHOMA	29,010	7.12	4.61	1.11	1.40	2.66	0.73	59,371	7.67	4.87	1.24	1.56	2.75	0.65
TEXAS	214,450	8.59	5.47	1.50	1.62	1.95	0.62	387,342	8.45	5.29	1.40	1.76	1.58	0.61
W.S. CENTRAL	**305,002**	**8.25**	**5.33**	**1.42**	**1.50**	**1.95**	**0.60**	**563,542**	**8.38**	**5.35**	**1.37**	**1.66**	**1.70**	**0.59**
ARIZONA	78,385	7.06	4.55	1.21	1.30	1.61	0.60	186,105	7.63	5.00	1.20	1.43	1.78	0.68
COLORADO	82,799	5.35	3.48	0.88	0.99	1.73	0.44	156,120	5.78	3.66	0.92	1.20	2.72	0.60
IDAHO	15,772	5.01	3.61	0.68	0.72	0.65	0.29	35,792	5.14	3.55	0.83	0.76	0.98	0.38
MONTANA	7,572	5.03	3.65	0.83	0.55	0.88	0.29	22,748	4.90	3.65	0.72	0.53	1.40	0.30
NEVADA	27,266	6.15	4.25	0.94	0.96	0.87	0.28	68,210	6.19	4.33	0.96	0.90	0.86	0.24
NEW MEXICO	14,336	5.86	3.94	1.05	0.87	1.98	0.40	26,151	5.82	4.14	0.85	0.83	1.53	0.32
UTAH	21,744	7.05	5.10	1.03	0.92	1.18	0.48	33,720	8.61	5.98	1.37	1.26	1.55	0.58
WYOMING	4,948	5.72	3.64	0.83	1.25	2.04	0.49	8,624	4.39	3.03	0.61	0.75	1.76	0.41
MOUNTAIN	**252,822**	**6.13**	**4.08**	**1.00**	**1.05**	**1.48**	**0.46**	**569,470**	**6.65**	**4.44**	**1.04**	**1.17**	**1.82**	**0.54**
ALASKA	7,567	5.05	4.06	0.40	0.59	5.54	1.14	14,633	3.66	2.62	0.40	0.64	1.69	0.51
CALIFORNIA	296,853	5.51	3.85	0.90	0.76	0.57	0.22	551,004	6.07	4.27	0.99	0.81	0.60	0.23
HAWAII	11,693	2.62	2.07	0.31	0.24	0.16	0.06	25,215	2.49	1.91	0.36	0.22	0.18	0.12
OREGON	9,512	4.32	3.25	0.61	0.46	0.46	0.16	46,104	3.48	2.60	0.47	0.41	0.39	0.12
WASHINGTON	62,300	4.54	3.34	0.68	0.52	0.62	0.17	142,688	4.31	3.21	0.64	0.46	0.46	0.15
PACIFIC	**387,925**	**5.22**	**3.70**	**0.83**	**0.69**	**0.66**	**0.23**	**779,644**	**5.43**	**3.87**	**0.86**	**0.70**	**0.57**	**0.21**
PUERTO RICO	18,785	10.74	6.62	2.18	1.94	0.93	0.43	79,690	10.08	6.76	1.98	1.34	0.67	0.37
NORTHEAST	**148,662**	**8.50**	**5.72**	**1.38**	**1.40**	**1.57**	**0.36**	**355,772**	**9.30**	**6.26**	**1.47**	**1.57**	**2.00**	**0.40**
NORTH CENTRAL	**429,095**	**7.92**	**5.39**	**1.29**	**1.24**	**1.38**	**0.42**	**887,074**	**7.89**	**5.41**	**1.26**	**1.22**	**1.47**	**0.41**
SOUTH	**1,116,568**	**7.34**	**4.86**	**1.24**	**1.24**	**1.32**	**0.45**	**1,811,841**	**7.98**	**5.28**	**1.28**	**1.42**	**1.32**	**0.45**
WEST	**640,747**	**5.58**	**3.85**	**0.90**	**0.83**	**0.98**	**0.32**	**1,349,114**	**5.95**	**4.11**	**0.94**	**0.90**	**1.10**	**0.35**
U.S. TOTAL	**2,397,497**	**7.06**	**4.75**	**1.17**	**1.14**	**1.24**	**0.40**	**4,592,487**	**7.49**	**5.06**	**1.20**	**1.23**	**1.31**	**0.40**
US. TOTAL (S.A.)	*NC*	*6.39*	*4.28*	*1.06*	*1.05*	*NC*	*0.41*	*NC*	*6.81*	*4.55*	*1.11*	*1.15*	*NC*	*0.41*

Traditional

National Delinquency Survey
of 1- to 4-Unit Residential Mortgage Loans

STATE, AREA, AND CENSUS REGION	VA LOANS							ALL FHA LOANS						
	NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE		NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE	
		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER
CONNECTICUT	5,050	5.76	3.54	1.01	1.21	0.79	0.32	7,848	7.12	4.68	1.34	1.10	0.74	0.23
MAINE	1,991	8.80	6.03	1.41	1.36	0.90	0.30	2,382	6.80	5.00	1.13	0.67	0.97	0.13
MASSACHUSETTS	5,516	8.62	6.06	1.31	1.25	1.16	0.31	6,028	8.83	6.64	1.34	0.85	0.88	0.27
NEW HAMPSHIRE	1,939	9.64	5.62	1.75	2.27	1.19	0.57	1,762	7.55	4.65	1.14	1.76	1.02	0.34
RHODE ISLAND	426	10.56	7.04	0.47	3.05	0.70	0.47	1,531	5.61	3.59	0.91	1.11	0.39	0.33
VERMONT	314	7.01	4.78	1.27	0.96	0.32	0.00	256	10.54	7.03	2.73	0.78	3.13	1.56
NEW ENGLAND	**15,236**	**7.84**	**5.17**	**1.25**	**1.42**	**0.98**	**0.34**	**19,807**	**7.56**	**5.26**	**1.28**	**1.02**	**0.84**	**0.26**
NEW JERSEY	20,551	9.37	6.28	1.52	1.57	1.79	0.36	37,281	10.84	7.64	1.76	1.44	2.09	0.34
NEW YORK	18,824	6.65	4.91	0.90	0.84	0.70	0.07	68,691	7.85	5.18	1.17	1.50	1.24	0.14
PENNSYLVANIA	29,036	10.31	6.60	1.85	1.86	1.76	0.40	74,895	11.28	7.38	1.86	2.04	2.28	0.47
MID ATLANTIC	**68,411**	**9.02**	**6.04**	**1.49**	**1.49**	**1.48**	**0.30**	**180,867**	**9.89**	**6.60**	**1.58**	**1.71**	**1.85**	**0.32**
ILLINOIS	47,518	10.38	6.94	1.72	1.72	1.87	0.50	118,108	10.49	7.03	1.66	1.80	1.77	0.49
INDIANA	40,536	8.52	5.99	1.36	1.17	1.11	0.36	83,723	7.79	5.54	1.21	1.04	1.04	0.27
MICHIGAN	42,113	10.01	6.78	1.63	1.60	0.80	0.36	106,880	10.69	7.38	1.79	1.52	1.07	0.41
OHIO	63,476	8.86	6.16	1.39	1.31	1.47	0.42	105,060	8.79	5.96	1.42	1.41	1.53	0.47
WISCONSIN	16,647	7.69	4.93	1.30	1.46	1.14	0.35	20,399	6.27	4.30	0.92	1.05	0.83	0.22
E.N. CENTRAL	**210,290**	**9.28**	**6.33**	**1.50**	**1.45**	**1.33**	**0.41**	**434,170**	**9.41**	**6.44**	**1.52**	**1.45**	**1.36**	**0.41**
IOWA	7,285	6.68	4.35	1.18	1.15	0.44	0.16	10,456	5.61	4.04	0.82	0.75	0.58	0.21
KANSAS	15,871	6.00	3.97	1.05	0.98	1.42	0.55	22,320	5.08	3.39	0.83	0.86	1.26	0.45
MINNESOTA	38,094	5.59	3.72	0.92	0.95	0.70	0.40	104,258	5.19	3.51	0.81	0.87	1.12	0.35
MISSOURI	18,410	7.47	5.10	1.09	1.28	0.45	0.25	42,907	7.85	5.29	1.32	1.24	0.51	0.20
NEBRASKA	13,234	4.77	2.92	0.86	0.99	0.55	0.29	25,178	5.11	3.47	0.77	0.87	0.49	0.18
NORTH DAKOTA	821	4.62	2.07	0.97	1.58	1.22	0.12	5,668	4.49	2.91	0.72	0.86	1.45	0.37
SOUTH DAKOTA	1,816	5.01	3.63	0.66	0.72	0.44	0.28	3,900	2.97	2.15	0.38	0.44	0.62	0.15
W.N. CENTRAL	**95,531**	**5.97**	**3.95**	**0.98**	**1.04**	**0.73**	**0.36**	**214,687**	**5.66**	**3.83**	**0.90**	**0.93**	**0.91**	**0.30**
DELAWARE	2,452	7.91	5.14	1.79	0.98	1.14	0.20	5,570	8.17	5.92	1.35	0.90	0.68	0.13
D.C.	2,941	9.89	7.00	1.63	1.26	1.29	0.34	5,523	11.01	7.19	2.03	1.79	1.92	0.45
FLORIDA	88,532	7.39	5.10	1.28	1.01	1.41	0.47	159,460	8.30	5.70	1.41	1.19	1.34	0.44
GEORGIA	60,783	8.38	5.37	1.47	1.54	0.81	0.45	77,927	9.40	6.12	1.56	1.72	0.91	0.45
MARYLAND	44,802	6.30	4.44	1.02	0.84	0.60	0.15	84,689	6.29	4.43	0.93	0.93	0.57	0.15
N.C.	40,751	6.40	4.51	1.18	0.71	0.57	0.32	51,388	7.04	4.98	1.14	0.92	0.71	0.33
S.C.	21,866	6.90	4.78	1.23	0.89	0.77	0.36	30,741	8.54	5.94	1.41	1.19	0.93	0.37
VIRGINIA	97,067	5.59	3.91	0.92	0.76	0.53	0.26	96,391	6.43	4.59	1.04	0.80	0.51	0.24
W. VIRGINIA	4,174	8.10	5.70	1.39	1.01	0.84	0.31	4,079	5.40	3.90	0.74	0.76	0.59	0.20
S. ATLANTIC	**363,368**	**6.83**	**4.68**	**1.18**	**0.97**	**0.83**	**0.34**	**515,768**	**7.68**	**5.29**	**1.26**	**1.13**	**0.90**	**0.34**
ALABAMA	43,108	6.38	4.34	1.06	0.98	0.41	0.23	63,588	7.30	4.89	1.16	1.25	0.48	0.30
KENTUCKY	11,879	6.94	4.75	1.10	1.09	0.86	0.39	24,548	7.32	5.19	1.14	0.99	0.73	0.33
MISSISSIPPI	12,794	7.54	4.79	1.34	1.41	0.63	0.33	26,351	9.63	6.12	1.44	2.07	0.70	0.33
TENNESSEE	35,202	8.79	5.37	1.43	1.99	0.62	0.33	84,542	9.50	5.80	1.44	2.26	0.81	0.36
E.S. CENTRAL	**102,983**	**7.41**	**4.79**	**1.23**	**1.39**	**0.56**	**0.29**	**199,029**	**8.55**	**5.48**	**1.31**	**1.76**	**0.68**	**0.33**
ARKANSAS	11,795	7.71	4.83	1.39	1.49	0.92	0.29	25,498	7.65	4.96	1.20	1.49	0.91	0.29
LOUISIANA	30,649	7.01	4.84	1.19	0.98	1.02	0.35	58,183	8.58	5.64	1.41	1.33	0.95	0.35
OKLAHOMA	20,145	7.22	4.58	1.09	1.55	2.00	0.74	43,430	7.91	4.96	1.27	1.68	2.21	0.59
TEXAS	149,636	8.53	5.39	1.50	1.64	1.18	0.58	262,039	8.59	5.33	1.43	1.83	1.00	0.57
W.S. CENTRAL	**212,225**	**8.14**	**5.20**	**1.41**	**1.53**	**1.22**	**0.55**	**389,150**	**8.42**	**5.31**	**1.39**	**1.72**	**1.12**	**0.52**
ARIZONA	58,048	6.97	4.48	1.19	1.30	1.22	0.55	133,236	7.69	5.00	1.23	1.46	1.47	0.66
COLORADO	52,289	5.35	3.47	0.90	0.98	1.06	0.44	95,348	5.65	3.65	0.88	1.12	1.41	0.52
IDAHO	11,046	5.02	3.66	0.68	0.68	0.45	0.23	23,670	5.54	3.79	0.90	0.85	0.78	0.41
MONTANA	5,096	5.08	3.83	0.73	0.53	0.67	0.29	14,979	4.94	3.79	0.65	0.50	1.11	0.26
NEVADA	17,717	6.31	4.30	1.00	1.01	0.58	0.25	44,915	6.50	4.55	1.00	0.95	0.60	0.22
NEW MEXICO	8,524	5.60	3.68	1.15	0.77	1.11	0.43	17,594	5.52	3.94	0.82	0.76	0.86	0.26
UTAH	16,620	6.83	5.01	1.00	0.82	0.94	0.43	46,565	8.71	6.00	1.48	1.23	1.16	0.57
WYOMING	3,255	5.41	3.63	0.80	0.98	1.29	0.52	5,615	4.27	2.83	0.62	0.82	1.28	0.45
MOUNTAIN	**172,595**	**6.12**	**4.08**	**1.01**	**1.03**	**1.01**	**0.44**	**381,922**	**6.78**	**4.53**	**1.08**	**1.17**	**1.23**	**0.51**
ALASKA	4,942	5.30	4.49	0.30	0.51	4.69	0.81	9,495	3.38	2.56	0.22	0.60	1.11	0.49
CALIFORNIA	179,853	5.42	3.81	0.89	0.72	0.44	0.19	332,198	5.98	4.20	0.99	0.79	0.50	0.21
HAWAII	8,773	2.37	1.87	0.27	0.23	0.11	0.03	16,070	2.30	1.78	0.29	0.23	0.14	0.11
OREGON	6,511	4.17	3.15	0.61	0.41	0.28	0.12	29,750	3.65	2.77	0.51	0.37	0.28	0.11
WASHINGTON	36,740	4.63	3.41	0.67	0.55	0.40	0.16	89,016	4.41	3.30	0.66	0.45	0.33	0.12
PACIFIC	**236,819**	**5.14**	**3.67**	**0.81**	**0.66**	**0.51**	**0.19**	**476,529**	**5.36**	**3.82**	**0.86**	**0.68**	**0.45**	**0.19**
PUERTO RICO	12,603	11.66	6.94	2.42	2.30	1.06	0.51	52,921	11.57	7.67	2.32	1.58	0.70	0.43
NORTHEAST	**83,647**	**8.81**	**5.88**	**1.45**	**1.48**	**1.39**	**0.31**	**200,674**	**9.65**	**6.46**	**1.55**	**1.64**	**1.75**	**0.31**
NORTH CENTRAL	**305,821**	**8.25**	**5.59**	**1.34**	**1.32**	**1.14**	**0.39**	**648,857**	**8.17**	**5.58**	**1.31**	**1.28**	**1.21**	**0.37**
SOUTH	**678,576**	**7.33**	**4.86**	**1.26**	**1.21**	**0.91**	**0.40**	**1,103,947**	**8.10**	**5.33**	**1.32**	**1.45**	**0.94**	**0.40**
WEST	**409,414**	**5.56**	**3.84**	**0.90**	**0.82**	**0.72**	**0.30**	**858,451**	**5.99**	**4.14**	**0.95**	**0.90**	**0.80**	**0.33**
U.S. TOTAL	**1,533,174**	**7.15**	**4.81**	**1.20**	**1.14**	**0.92**	**0.37**	**2,972,049**	**7.66**	**5.16**	**1.25**	**1.25**	**1.00**	**0.37**
US. TOTAL (S.A.)	*NC*	*6.47*	*4.33*	*1.09*	*1.05*	*NC*	*0.37*	*NC*	*6.96*	*4.64*	*1.15*	*1.17*	*NC*	*0.38*

Traditional

DATA ON 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS AS OF DECEMBER 31, 1990 AND FOR 4TH QUARTER 1990

STATE, AREA, AND CENSUS REGION	ALL LOANS							CONVENTIONAL LOANS						
	NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE		NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE	
		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER
CONNECTICUT	111,102	4.11	2.72	0.79	0.69	0.80	0.11	98,204	3.79	2.52	0.64	0.63	0.81	0.09
MAINE	20,116	4.46	3.30	0.66	0.50	0.55	0.09	15,743	3.56	2.70	0.49	0.37	0.44	0.06
MASSACHUSETTS	172,576	4.28	2.89	0.70	0.69	0.89	0.25	161,032	3.97	2.64	0.66	0.67	0.88	0.25
NEW HAMPSHIRE	21,815	4.75	2.99	0.87	0.89	0.80	0.34	18,114	3.95	2.54	0.75	0.66	0.74	0.31
RHODE ISLAND	38,455	3.14	1.90	0.75	0.49	0.29	0.13	36,498	2.95	1.76	0.75	0.44	0.28	0.12
VERMONT	2,141	4.39	3.32	0.56	0.51	0.75	0.28	1,571	2.86	2.42	0.06	0.38	0.45	0.13
NEW ENGLAND	**366,205**	**4.15**	**2.77**	**0.71**	**0.67**	**0.77**	**0.19**	**331,162**	**3.79**	**2.51**	**0.66**	**0.62**	**0.76**	**0.18**
NEW JERSEY	333,107	5.71	3.92	0.92	0.87	1.28	0.23	275,275	4.74	3.24	0.76	0.74	1.13	0.20
NEW YORK	640,461	4.53	3.24	0.65	0.64	0.67	0.07	552,946	4.04	2.94	0.58	0.52	0.60	0.06
PENNSYLVANIA	286,336	6.16	4.10	0.99	1.07	1.09	0.23	182,405	3.41	2.36	0.50	0.55	0.49	0.10
MID ATLANTIC	**1,259,904**	**5.21**	**3.61**	**0.80**	**0.80**	**0.93**	**0.15**	**1,010,626**	**4.13**	**2.92**	**0.62**	**0.59**	**0.73**	**0.11**
ILLINOIS	422,171	5.89	4.10	0.92	0.87	0.89	0.25	256,545	2.94	2.22	0.43	0.29	0.31	0.10
INDIANA	170,813	6.54	4.68	1.02	0.84	0.87	0.25	46,554	2.58	2.00	0.38	0.20	0.35	0.12
MICHIGAN	344,064	6.38	4.51	1.01	0.86	0.60	0.24	195,071	3.24	2.45	0.45	0.34	0.29	0.12
OHIO	264,821	6.58	4.57	1.03	0.98	1.14	0.34	96,285	2.67	2.02	0.36	0.29	0.51	0.15
WISCONSIN	85,094	4.05	2.79	0.61	0.65	0.54	0.17	48,048	1.84	1.40	0.24	0.20	0.21	0.08
E.N. CENTRAL	**1,286,953**	**6.13**	**4.30**	**0.96**	**0.87**	**0.84**	**0.26**	**642,503**	**2.88**	**2.18**	**0.41**	**0.29**	**0.33**	**0.11**
IOWA	24,270	5.01	3.51	0.77	0.73	0.46	0.19	6,529	2.20	1.72	0.23	0.25	0.29	0.17
KANSAS	74,578	4.18	2.92	0.68	0.58	1.10	0.40	36,387	2.85	2.18	0.43	0.24	0.85	0.30
MINNESOTA	232,667	4.08	2.80	0.65	0.63	0.78	0.32	90,315	2.16	1.59	0.36	0.21	0.42	0.25
MISSOURI	137,770	4.73	3.25	0.69	0.79	0.30	0.13	76,453	2.33	1.66	0.25	0.42	0.15	0.06
NEBRASKA	61,064	4.09	2.68	0.68	0.73	0.61	0.19	22,652	2.55	1.67	0.47	0.41	0.79	0.15
NORTH DAKOTA	7,871	3.99	2.46	0.70	0.83	1.22	0.28	1,382	1.52	0.87	0.43	0.22	0.29	0.00
SOUTH DAKOTA	8,161	3.05	2.25	0.37	0.43	0.49	0.20	2,445	1.71	1.39	0.12	0.20	0.33	0.20
W.N. CENTRAL	**546,381**	**4.28**	**2.93**	**0.67**	**0.68**	**0.67**	**0.26**	**236,163**	**2.35**	**1.71**	**0.34**	**0.30**	**0.43**	**0.18**
DELAWARE	26,703	4.50	3.28	0.80	0.42	0.39	0.10	18,681	2.96	2.25	0.51	0.20	0.21	0.07
D.C	20,666	6.79	4.72	1.11	0.96	0.90	0.23	12,202	4.14	3.05	0.57	0.52	0.34	0.10
FLORIDA	619,775	5.71	4.08	0.92	0.71	1.03	0.37	371,783	4.22	3.15	0.63	0.44	0.80	0.31
GEORGIA	227,337	6.83	4.50	1.13	1.20	0.70	0.34	88,627	3.49	2.47	0.52	0.50	0.44	0.16
MARYLAND	246,824	4.39	3.15	0.66	0.58	0.39	0.12	117,333	2.29	1.74	0.33	0.22	0.19	0.08
N.C.	145,593	5.53	4.03	0.90	0.60	0.47	0.23	53,454	3.42	2.75	0.45	0.22	0.16	0.07
S.C.	74,082	6.74	4.74	1.10	0.90	0.72	0.30	21,475	4.00	2.98	0.53	0.49	0.36	0.15
VIRGINIA	326,215	4.80	3.49	0.76	0.55	0.37	0.18	132,757	3.04	2.39	0.45	0.20	0.15	0.06
W. VIRGINIA	13,181	5.16	3.67	0.78	0.71	0.51	0.19	4,928	2.48	1.77	0.30	0.41	0.16	0.08
S. ATLANTIC	**1,700,376**	**5.52**	**3.91**	**0.89**	**0.72**	**0.69**	**0.27**	**821,240**	**3.58**	**2.69**	**0.53**	**0.36**	**0.49**	**0.19**
ALABAMA	148,378	5.84	3.98	0.93	0.93	0.55	0.34	41,682	3.04	2.22	0.43	0.39	0.78	0.52
KENTUCKY	51,772	5.78	4.09	0.88	0.81	0.67	0.29	15,345	2.39	1.82	0.28	0.29	0.44	0.14
MISSISSIPPI	47,273	8.20	5.27	1.27	1.66	0.70	0.29	8,128	4.61	3.26	0.62	0.73	0.81	0.11
TENNESSEE	170,695	7.51	4.65	1.16	1.70	0.60	0.27	50,951	3.33	2.23	0.53	0.57	0.24	0.10
E.S. CENTRAL	**418,118**	**6.78**	**4.41**	**1.06**	**1.31**	**0.60**	**0.30**	**116,106**	**3.19**	**2.24**	**0.47**	**0.48**	**0.50**	**0.26**
ARKANSAS	44,720	6.88	4.47	1.09	1.31	0.83	0.26	7,427	2.86	2.19	0.28	0.39	0.38	0.11
LOUISIANA	141,124	6.63	4.46	1.09	1.07	1.00	0.45	52,292	4.45	2.91	0.70	0.84	1.03	0.61
OKLAHOMA	81,996	6.98	4.31	1.07	1.60	2.12	0.60	18,421	4.50	2.48	0.55	1.47	2.05	0.47
TEXAS	666,570	6.91	4.36	1.12	1.43	1.00	0.48	254,895	4.21	2.74	0.58	0.89	0.90	0.32
W.S. CENTRAL	**934,410**	**6.86**	**4.37**	**1.11**	**1.38**	**1.09**	**0.47**	**333,035**	**4.23**	**2.74**	**0.59**	**0.90**	**0.97**	**0.37**
ARIZONA	249,080	6.58	4.25	1.08	1.25	1.34	0.55	57,796	3.59	2.28	0.60	0.71	1.18	0.30
COLORADO	221,694	4.50	2.95	0.70	0.85	1.09	0.38	74,057	2.44	1.69	0.33	0.42	0.71	0.16
IDAHO	43,792	4.78	3.40	0.71	0.67	0.58	0.29	9,076	2.50	2.05	0.26	0.19	0.24	0.07
MONTANA	22,363	4.61	3.50	0.63	0.48	0.96	0.26	2,288	1.35	0.87	0.22	0.26	0.61	0.22
NEVADA	78,728	5.62	3.92	0.87	0.83	0.56	0.22	16,096	2.40	1.73	0.39	0.28	0.40	0.16
NEW MEXICO	38,199	4.65	3.23	0.77	0.65	0.86	0.25	12,081	2.72	1.87	0.45	0.40	0.67	0.10
UTAH	89,232	7.17	5.05	1.16	0.96	0.90	0.43	26,047	4.62	3.36	0.68	0.58	0.40	0.18
WYOMING	10,322	4.38	2.93	0.62	0.83	1.14	0.44	1,452	2.48	1.72	0.21	0.55	0.28	0.21
MOUNTAIN	**753,410**	**5.65**	**3.79**	**0.90**	**0.96**	**1.05**	**0.41**	**198,893**	**3.06**	**2.10**	**0.46**	**0.50**	**0.75**	**0.20**
ALASKA	36,731	3.77	3.00	0.29	0.48	3.31	0.51	22,294	3.59	2.86	0.31	0.42	3.94	0.45
CALIFORNIA	1,470,712	3.46	2.54	0.54	0.38	0.34	0.13	958,661	2.23	1.74	0.32	0.17	0.26	0.10
HAWAII	61,260	1.99	1.50	0.29	0.20	0.10	0.05	36,417	1.75	1.29	0.29	0.17	0.08	0.03
OREGON	79,374	2.73	2.11	0.37	0.25	0.20	0.07	43,113	1.88	1.49	0.24	0.15	0.14	0.03
WASHINGTON	278,505	3.12	2.36	0.47	0.29	0.22	0.09	152,749	2.00	1.56	0.32	0.12	0.12	0.05
PACIFIC	**1,926,582**	**3.34**	**2.48**	**0.51**	**0.35**	**0.37**	**0.13**	**1,213,234**	**2.19**	**1.71**	**0.31**	**0.17**	**0.30**	**0.09**
PUERTO RICO	85,143	11.41	7.35	2.31	1.75	1.02	0.52	19,619	10.62	6.77	2.22	1.83	1.85	0.78
NORTHEAST	**1,626,109**	**4.97**	**3.42**	**0.78**	**0.77**	**0.89**	**0.16**	**1,341,788**	**4.03**	**2.81**	**0.63**	**0.59**	**0.73**	**0.12**
NORTH CENTRAL	**1,833,344**	**5.57**	**3.89**	**0.87**	**0.81**	**0.79**	**0.26**	**878,566**	**2.74**	**2.06**	**0.39**	**0.29**	**0.36**	**0.13**
SOUTH	**3,052,904**	**6.11**	**4.12**	**0.98**	**1.01**	**0.80**	**0.34**	**1,270,381**	**3.71**	**2.66**	**0.54**	**0.51**	**0.62**	**0.25**
WEST	**2,679,992**	**3.98**	**2.84**	**0.62**	**0.52**	**0.56**	**0.21**	**1,412,127**	**2.31**	**1.77**	**0.33**	**0.21**	**0.37**	**0.11**
U.S. TOTAL	**9,806,579**	**5.22**	**3.60**	**0.83**	**0.79**	**0.73**	**0.25**	**5,301,356**	**3.30**	**2.38**	**0.49**	**0.43**	**0.53**	**0.16**
US. TOTAL (S.A.)	*NC*	*4.75*	*3.25*	*0.76*	*0.74*	*NC*	*0.26*	*NC*	*3.02*	*2.17*	*0.45*	*0.40*	*NC*	*0.16*

Expanded

MORTGAGE BANKERS ASSOCIATION OF AMERICA

NATIONAL DELINQUENCY SURVEY OF 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS

DECEMBER 31, 1990

CENSUS REGION	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE														PERCENT OF LOANS IN FORECLOSURE STARTED DURING QUARTER		
	TOTAL PAST DUE			30 DAYS			60 DAYS			90 DAYS OR MORE			90 DAYS OR MORE (S.A.)				
		CHANGE FROM			CHANGE FROM			CHANGE FROM			CHANGE FROM			CHANGE FROM		CHANGE FROM	
	CURR. QTR.	YR. AGO	QTR. AGO	CURR. QTR.	YR. AGO	QTR. AGO	CURR. QTR.	YR. AGO	QTR. AGO	CURR. QTR.	YR. AGO	QTR. AGO	CURR. QTR.	QTR. AGO	CURR. QTR.	YR. AGO	QTR. AGO
CONVENTIONAL LOANS																	
Northeast	3.98	0.46	0.44	2.78	0.13	0.25	0.62	0.12	0.09	0.58	0.21	0.10	0.52	0.03	0.17	0.04	(0.02)
North Central	2.77	(0.21)	(0.03)	2.08	(0.18)	(0.04)	0.41	(0.04)	0.00	0.28	0.00	0.01	0.26	(0.01)	0.14	(0.02)	0.00
South	3.90	(0.16)	0.14	2.80	0.10	0.06	0.57	0.02	0.05	0.53	(0.28)	0.03	0.49	(0.05)	0.31	0.03	0.01
West	2.45	0.07	0.00	1.84	0.04	0.08	0.35	0.03	(0.07)	0.26	0.00	(0.01)	0.24	(0.04)	0.14	(0.06)	(0.02)
U.S. Total	3.38	(0.04)	0.15	2.43	(0.02)	0.09	0.51	0.03	0.02	0.44	(0.05)	0.04	—	—	0.20	0.00	(0.01)
U.S. Total (S.A.)	*3.10*	—	*(0.13)*	*2.22*	—	*(0.11)*	*0.47*	—	*(0.02)*	*0.41*	—	*0.00*	*0.41*	*0.00*	*0.21*	—	*0.00*
VA LOANS																	
Northeast	8.50	(0.01)	0.60	5.72	(0.19)	0.40	1.38	0.09	0.12	1.40	0.09	0.08	1.34	(0.07)	0.36	0.08	0.04
North Central	7.92	(0.41)	0.41	5.39	(0.39)	0.26	1.29	(0.02)	0.05	1.24	0.02	0.11	1.18	0.05	0.42	(0.02)	0.05
South	7.34	0.02	0.18	4.86	(0.15)	(0.01)	1.24	0.09	0.07	1.24	0.06	0.11	1.12	(0.10)	0.45	0.03	(0.05)
West	5.58	(0.35)	0.26	3.85	(0.26)	0.15	0.90	(0.04)	0.03	0.83	(0.03)	0.08	0.80	0.02	0.32	(0.11)	(0.06)
U.S. Total	7.06	(0.18)	0.27	4.75	(0.23)	0.11	1.17	0.03	0.06	1.14	0.03	0.10	—	—	0.40	(0.01)	(0.02)
U.S. Total (S.A.)	*6.39*	—	*(0.42)*	*4.28*	—	*(0.33)*	*1.06*	—	*(0.04)*	*1.05*	—	*(0.05)*	*1.05*	*(0.05)*	*0.41*	—	*(0.04)*
ALL FHA LOANS																	
Northeast	9.30	(0.10)	0.71	6.26	(0.22)	0.41	1.47	(0.02)	0.12	1.57	0.15	0.19	1.52	0.04	0.40	(0.05)	(0.06)
North Central	7.89	(0.41)	0.44	5.41	(0.44)	0.31	1.26	(0.04)	0.03	1.22	0.06	0.11	1.14	0.01	0.41	(0.08)	0.00
South	7.98	0.07	0.35	5.28	(0.12)	0.16	1.28	0.06	0.04	1.42	0.13	0.16	1.32	(0.03)	0.45	(0.02)	(0.06)
West	5.95	(0.28)	0.41	4.11	(0.29)	0.25	0.94	(0.03)	0.05	0.90	0.04	0.11	0.86	0.05	0.35	(0.15)	(0.09)
U.S. Total	7.49	(0.17)	0.43	5.06	(0.24)	0.26	1.20	0.01	0.05	1.13	0.08	0.13	—	—	0.40	(0.06)	(0.05)
U.S. Total (S.A.)	*6.81*	—	*(0.25)*	*4.55*	—	*(0.24)*	*1.11*	—	*(0.02)*	*1.15*	—	*0.01*	*1.15*	*0.01*	*0.41*	—	*(0.05)*

SURVEY INFORMATION AND NOTES

1. The historical data in this issue have been seasonally adjusted using the X-11Q Variant of the Census Method II Seasonal Adjustment program. Some previously published data have been revised. The table on the first page presents the seasonally adjusted figures for last year.
2. This survey includes about 15.3 million mortgage loans on 1- to 4-unit residential properties totaling an estimated $850 billion of debt. These loans are serviced by more than 350 reporters, including mortgage bankers, commercial banks, savings banks, savings and loan associations, and life insurance companies.
3. A loan is considered 30 days delinquent if the December 1 installment has not been paid as of December 31. A loan is 60 days delinquent if the November 1 installment is unpaid as of December 31, etc.
4. "Foreclosure started during quarter" includes loans placed in the process of foreclosure during the fourth quarter, deeds in lieu of foreclosure, and loans assigned to FHA, VA, other insurers or investors. "Foreclosure inventory end of quarter" includes all loans in process of foreclosure on December 31. Both foreclosure categories are excluded from "total installments past due."
5. National totals include Puerto Rico loans and loans of firms not providing state-by-state data.
6. S.A.—seasonally adjusted data
7. NC—not calculated
8. Changes from quarter ago and year ago are done using unrounded estimates.

CENSUS REGIONS

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National Delinquency Survey

Prepared by the MBA Economics Department
May 30, 1991

Mortgage Bankers Association of America

1125 FIFTEENTH STREET, N.W. • WASHINGTON, D.C. 20005

DATA FOR MARCH 31, 1991
AND FOR 1st QUARTER 1991

The delinquency rate for mortgage loans on one- to four-unit residential properties was 4.95 percent in the first quarter of 1991, up 24 basis points from the fourth quarter of 1990. The increase was mainly the result of a rise in 30-day delinquencies, but also reflected higher 60-day and 90-day delinquencies.

This increase is entirely consistent with the performance of the overall economy over the past year. The national recession that began in July 1990 has resulted in rising unemployment, sluggish income growth, and soft home prices. These are factors that put upward pressure on delinquency rates.

The delinquency rate rose for all three loan types. The first quarter delinquency rate was 3.32 percent for conventional loans—up 22 basis points from the fourth quarter, 6.45 percent for VA loans—up 6 basis points, and 7.01 percent for FHA loans—up 20 basis points.

The foreclosure situation also worsened in the first quarter. The percentage of loans in foreclosure rose from 0.94 percent in the fourth quarter to 0.97 percent in the first, while foreclosures started during the quarter rose from 0.29 percent to 0.31 percent.

TEXT NUMBERS ARE SEASONALLY ADJUSTED, UNLESS OTHERWISE NOTED.

The percentage of loans in foreclosure rose to 0.68 percent for conventional loans and 1.33 percent for FHA loans—up 3 and 2 basis points, respectively, from fourth quarter levels. However, the percentage of VA loans in foreclosure fell from 1.24 percent in the fourth quarter to 1.23 percent in the first.

No region of the country escaped the effects of the recession. (Regional data are not seasonally adjusted.) Compared to year earlier levels, the delinquency rate rose 70 basis points in the Northeast to 4.58 percent in the first quarter, 27 basis points in the Midwest to 4.47 percent, 79 basis points in the South to 5.62 percent, and 28 basis points in the West to 3.82 percent.

While it is always unfortunate to see delinquency and foreclosure rates rise, it is encouraging that they have not risen more given recent economic developments. Still, it is important to recognize that changes in loan performance often lag changes in the economy. For this reason, it would not be surprising to see problem loan rates increase a bit further, particularly the percent of loans in foreclosure, before sustained improvement occurs in conjunction with the expected economic recovery later this year and into 1992.

NOTE: Beginning with the second quarter 1989 issue of the *National Delinquency Survey* (NDS), results from an expanded group of respondents were reported along with results from the traditional group of respondents. The data for the additional firms were obtained, with the permission of the individual firms, from computer records maintained by Computer Power, Inc. As a service to users of the NDS, results for both the expanded group of respondents and the traditional group, which is a subset of the expanded group, were reported separately for seven quarters through the fourth quarter of 1990. Beginning with this issue only data for the entire sample will be reported (i.e., the expanded group).

Generally, the proportion of loans in the foreclosure process was somewhat higher for the expanded group than for the traditional sample, but delinquency rates were neither consistently higher nor lower.

DELINQUENCY RATES OF 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS
Seasonally Adjusted

END OF QTR	ALL LOANS[1]					CONVENTIONAL LOANS[1]					VA LOANS[1]					ALL FHA LOANS[1]				
	PERCENT OF LOANS																			
	Total Past Due	Installments Past Due			Fcls. Started	Total Past Due	Installments Past Due			Fcls. Started	Total Past Due	Installments Past Due			Fcls. Started	Total Past Due	Installments Past Due			Fcls. Started
		30 Days	60 Days	90 Days or More			30 Days	60 Days	90 Days or More			30 Days	60 Days	90 Days or More			30 Days	60 Days	90 Days or More	
1989																				
1st	4.64	3.13	0.74	0.77	0.32	2.92	2.03	0.42	0.47	0.20	6.13	4.06	1.02	1.05	0.40	6.38	4.25	1.07	1.06	0.46
2nd	4.56	3.06	0.74	0.76	0.36	2.92	2.02	0.43	0.47	0.23	6.22	4.08	1.06	1.08	0.49	6.29	4.19	1.05	1.05	0.50
3rd	4.99	3.44	0.78	0.77	0.33	3.24	2.30	0.46	0.48	0.21	6.59	4.41	1.10	1.08	0.42	6.99	4.76	1.14	1.09	0.46
4th	4.96	3.45	0.76	0.75	0.32	3.14	2.25	0.44	0.45	0.21	6.56	4.50	1.04	1.02	0.42	6.97	4.78	1.11	1.08	0.47
1990																				
1st	4.41	3.03	0.70	0.68	0.31	2.76	1.98	0.41	0.37	0.21	5.98	4.00	0.99	0.99	0.38	6.26	4.24	1.01	1.01	0.44
2nd	4.52	3.13	0.70	0.69	0.31	2.85	2.07	0.42	0.36	0.21	6.24	4.20	1.01	1.03	0.39	6.58	4.44	1.05	1.09	0.43
3rd	5.00	3.47	0.78	0.75	0.33	3.23	2.33	0.49	0.41	0.21	6.81	4.61	1.10	1.10	0.45	7.06	4.79	1.13	1.14	0.46
4th	4.71	3.23	0.75	0.73	0.29	3.10	2.22	0.47	0.41	0.21	6.39	4.28	1.06	1.05	0.41	6.81	4.55	1.11	1.15	0.41
1991																				
1st	4.95	3.41	0.79	0.75	0.31	3.32	2.34	0.52	0.46	0.24	6.45	4.37	1.07	1.01	0.36	7.01	4.78	1.10	1.13	0.42

MORTGAGE BANKERS ASSOCIATION OF AMERICA

STATE, AREA, AND CENSUS REGION	ALL LOANS							CONVENTIONAL LOANS						
	NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE		NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE	
		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER
CONNECTICUT	192,963	4.11	2.66	0.71	0.74	1.00	0.33	169,144	3.90	2.52	0.68	0.70	1.00	0.32
MAINE	49,912	3.98	2.65	0.71	0.62	0.79	0.28	38,592	3.35	2.30	0.60	0.45	0.66	0.26
MASSACHUSETTS	260,822	3.86	2.57	0.68	0.61	1.19	0.42	235,719	3.56	2.36	0.63	0.57	1.16	0.41
NEW HAMPSHIRE	54,464	5.04	3.03	0.97	1.04	0.93	0.42	47,514	4.56	2.75	0.85	0.96	0.79	0.38
RHODE ISLAND	70,563	3.72	2.33	0.82	0.57	0.43	0.28	63,497	3.41	2.09	0.78	0.54	0.39	0.27
VERMONT	14,326	3.26	2.31	0.50	0.45	0.54	0.23	12,593	3.05	2.19	0.43	0.43	0.47	0.20
NEW ENGLAND	**643,050**	**4.02**	**2.61**	**0.73**	**0.68**	**0.98**	**0.36**	**567,059**	**3.70**	**2.40**	**0.68**	**0.62**	**0.94**	**0.35**
NEW JERSEY	567,727	5.27	3.40	0.93	0.94	1.52	0.42	451,371	4.30	2.79	0.78	0.73	1.30	0.38
NEW YORK	1,004,324	4.27	2.97	0.69	0.61	0.90	0.29	757,581	3.73	2.62	0.63	0.48	0.82	0.31
PENNSYLVANIA	545,886	5.07	3.23	0.82	1.02	1.21	0.29	360,767	3.24	2.14	0.51	0.59	0.63	0.15
MID ATLANTIC	**2,117,937**	**4.74**	**3.15**	**0.79**	**0.80**	**1.15**	**0.32**	**1,569,719**	**3.79**	**2.56**	**0.65**	**0.58**	**0.91**	**0.29**
ILLINOIS	604,602	4.79	3.24	0.76	0.79	1.01	0.24	367,611	2.44	1.77	0.39	0.28	0.30	0.11
INDIANA	272,638	5.18	3.61	0.87	0.70	0.92	0.27	110,544	2.91	2.08	0.49	0.34	0.40	0.13
MICHIGAN	488,584	4.96	3.42	0.80	0.74	0.64	0.20	310,271	2.73	1.99	0.43	0.31	0.25	0.13
OHIO	533,009	4.69	3.25	0.74	0.70	1.09	0.28	297,395	2.77	2.04	0.41	0.32	0.52	0.17
WISCONSIN	120,007	3.58	2.41	0.57	0.60	0.76	0.21	65,008	1.85	1.26	0.32	0.27	0.32	0.09
E.N. CENTRAL	**2,018,840**	**4.79**	**3.29**	**0.77**	**0.73**	**0.92**	**0.24**	**1,150,829**	**2.61**	**1.90**	**0.41**	**0.30**	**0.35**	**0.13**
IOWA	64,012	3.81	2.78	0.61	0.42	0.76	0.20	32,598	2.86	2.21	0.44	0.21	0.67	0.12
KANSAS	104,174	3.83	2.62	0.64	0.57	1.38	0.37	52,806	2.56	1.91	0.41	0.24	1.20	0.28
MINNESOTA	436,877	3.52	2.43	0.53	0.56	0.98	0.34	195,811	2.12	1.55	0.32	0.25	0.72	0.26
MISSOURI	190,710	4.70	3.12	0.75	0.83	0.56	0.27	83,870	2.48	1.75	0.39	0.34	0.27	0.12
NEBRASKA	91,650	3.71	2.51	0.59	0.61	0.52	0.21	38,172	2.53	1.83	0.39	0.31	0.28	0.16
NORTH DAKOTA	17,342	3.29	2.25	0.42	0.62	1.68	0.43	4,157	1.75	1.20	0.26	0.29	0.51	0.26
SOUTH DAKOTA	23,566	2.41	1.85	0.31	0.25	0.56	0.13	8,740	1.41	1.04	0.22	0.15	0.26	0.09
W.N. CENTRAL	**928,331**	**3.79**	**2.60**	**0.59**	**0.60**	**0.88**	**0.30**	**416,154**	**2.33**	**1.70**	**0.36**	**0.27**	**0.63**	**0.21**
DELAWARE	57,451	3.48	2.54	0.51	0.43	0.45	0.15	38,959	2.32	1.78	0.34	0.20	0.28	0.11
D.C	42,767	5.78	3.85	0.98	0.95	1.09	0.33	25,979	3.84	2.63	0.66	0.55	0.66	0.28
FLORIDA	1,087,135	5.39	3.73	0.91	0.75	1.47	0.47	603,757	3.87	2.77	0.62	0.48	1.14	0.39
GEORGIA	480,145	6.73	4.36	1.12	1.25	1.07	0.46	212,503	4.47	3.04	0.76	0.67	0.84	0.34
MARYLAND	521,863	3.92	2.74	0.61	0.57	0.55	0.19	258,279	2.38	1.78	0.36	0.24	0.29	0.11
N.C.	340,411	6.02	4.20	0.90	0.92	0.67	0.30	142,392	4.08	3.12	0.48	0.48	0.43	0.18
S.C.	201,509	6.24	4.37	0.98	0.89	0.97	0.37	87,301	3.81	2.90	0.52	0.39	0.72	0.26
VIRGINIA	635,611	4.40	3.02	0.71	0.67	0.63	0.27	278,351	2.69	1.96	0.40	0.33	0.24	0.13
W. VIRGINIA	28,299	4.54	3.48	0.58	0.48	0.67	0.25	17,369	3.78	3.07	0.44	0.27	0.51	0.25
S. ATLANTIC	**3,395,191**	**5.25**	**3.60**	**0.85**	**0.80**	**0.98**	**0.36**	**1,664,890**	**3.50**	**2.53**	**0.54**	**0.43**	**0.70**	**0.26**
ALABAMA	227,633	6.16	4.30	0.92	0.94	1.03	0.39	67,719	4.63	3.66	0.49	0.48	1.83	0.51
KENTUCKY	113,209	4.85	3.43	0.77	0.65	0.77	0.28	39,015	2.33	1.72	0.38	0.23	0.37	0.15
MISSISSIPPI	88,172	7.26	4.81	1.08	1.37	1.10	0.40	22,968	5.75	4.36	0.59	0.80	1.65	0.48
TENNESSEE	281,670	6.86	4.16	1.05	1.65	1.03	0.41	90,493	3.31	2.34	0.49	0.48	0.55	0.25
E.S. CENTRAL	**710,684**	**6.37**	**4.17**	**0.97**	**1.23**	**1.00**	**0.38**	**220,195**	**3.80**	**2.85**	**0.48**	**0.47**	**1.03**	**0.34**
ARKANSAS	64,069	5.61	3.72	0.83	1.06	1.03	0.34	16,398	3.69	2.78	0.46	0.45	0.58	0.23
LOUISIANA	201,288	6.44	4.32	1.02	1.10	1.89	0.58	70,727	4.95	2.95	0.75	1.25	2.02	0.70
OKLAHOMA	116,261	5.93	3.78	0.91	1.24	2.37	0.57	27,811	3.47	2.33	0.50	0.64	1.81	0.45
TEXAS	1,056,734	6.08	3.87	0.99	1.22	1.51	0.56	419,931	4.51	2.77	0.70	1.04	1.25	0.50
W.S. CENTRAL	**1,438,352**	**6.10**	**3.92**	**0.98**	**1.20**	**1.61**	**0.56**	**534,867**	**4.49**	**2.77**	**0.69**	**1.03**	**1.36**	**0.52**
ARIZONA	344,137	5.88	3.76	0.99	1.13	1.62	0.67	85,113	2.99	1.92	0.51	0.56	1.28	0.56
COLORADO	382,792	4.50	2.86	0.74	0.90	1.85	0.58	122,600	2.93	1.87	0.45	0.61	1.03	0.47
IDAHO	66,713	3.78	2.74	0.54	0.50	0.63	0.21	18,560	1.97	1.48	0.33	0.16	0.22	0.09
MONTANA	35,281	4.03	2.89	0.63	0.51	0.92	0.25	6,759	1.83	1.38	0.30	0.15	0.55	0.18
NEVADA	116,379	5.04	3.46	0.79	0.79	0.74	0.30	25,187	2.38	1.79	0.36	0.23	0.36	0.18
NEW MEXICO	72,466	4.67	3.05	0.73	0.89	1.42	0.34	27,464	4.19	2.35	0.66	1.18	1.07	0.36
UTAH	122,990	5.88	3.88	0.96	1.04	1.18	0.37	40,095	4.14	2.56	0.69	0.89	0.88	0.29
WYOMING	17,923	5.75	3.58	1.03	1.14	1.61	0.54	5,721	7.51	4.60	1.28	1.63	0.96	0.49
MOUNTAIN	**1,158,681**	**5.08**	**3.31**	**0.83**	**0.94**	**1.47**	**0.51**	**331,499**	**3.15**	**2.01**	**0.51**	**0.63**	**0.97**	**0.42**
ALASKA	50,154	4.13	3.09	0.52	0.52	3.65	0.49	28,492	3.83	2.94	0.42	0.47	4.38	0.56
CALIFORNIA	2,140,111	3.49	2.47	0.58	0.44	0.42	0.22	1,298,933	2.16	1.60	0.34	0.22	0.28	0.18
HAWAII	67,634	1.91	1.42	0.30	0.19	0.12	0.05	38,752	1.44	1.07	0.20	0.17	0.10	0.04
OREGON	150,455	2.73	1.95	0.40	0.38	0.31	0.09	91,525	2.06	1.49	0.30	0.27	0.25	0.07
WASHINGTON	447,212	2.73	1.99	0.42	0.32	0.28	0.11	241,951	1.65	1.24	0.24	0.17	0.13	0.08
PACIFIC	**2,855,566**	**3.29**	**2.35**	**0.53**	**0.41**	**0.44**	**0.20**	**1,699,653**	**2.09**	**1.55**	**0.32**	**0.22**	**0.32**	**0.16**
PUERTO RICO	171,497	10.75	7.02	2.12	1.61	0.88	0.40	41,963	13.94	8.41	3.27	2.26	1.38	0.73
NORTHEAST	**2,760,987**	**4.58**	**3.03**	**0.78**	**0.77**	**1.11**	**0.33**	**2,136,778**	**3.76**	**2.52**	**0.65**	**0.59**	**0.92**	**0.31**
NORTH CENTRAL	**2,947,171**	**4.47**	**3.07**	**0.71**	**0.69**	**0.91**	**0.26**	**1,566,983**	**2.54**	**1.85**	**0.40**	**0.29**	**0.43**	**0.15**
SOUTH	**5,544,227**	**5.62**	**3.76**	**0.90**	**0.96**	**1.14**	**0.41**	**2,419,952**	**3.73**	**2.61**	**0.56**	**0.56**	**0.88**	**0.33**
WEST	**4,014,247**	**3.82**	**2.63**	**0.62**	**0.57**	**0.74**	**0.29**	**2,031,152**	**2.25**	**1.62**	**0.35**	**0.28**	**0.43**	**0.20**
U.S. TOTAL	**15,909,381**	**4.78**	**3.22**	**0.78**	**0.78**	**0.97**	**0.33**	**8,554,190**	**3.22**	**2.23**	**0.52**	**0.47**	**0.68**	**0.26**
US. TOTAL (S.A.)	*NC*	*4.95*	*3.41*	*0.79*	*0.75*	*NC*	*0.31*	*NC*	*3.32*	*2.34*	*0.52*	*0.46*	*NC*	*0.24*

NATIONAL DELINQUENCY SURVEY
OF 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS

STATE, AREA, AND CENSUS REGION	VA LOANS							ALL FHA LOANS						
	NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE		NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE	
		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER
CONNECTICUT	9,907	4.67	3.12	0.81	0.74	1.00	0.38	13,912	6.37	4.04	0.99	1.34	1.06	0.41
MAINE	6,640	5.35	3.27	1.07	1.01	1.04	0.35	4,680	7.18	4.68	1.07	1.43	1.52	0.38
MASSACHUSETTS	15,895	6.37	4.10	1.20	1.07	1.57	0.51	9,208	7.44	5.46	1.06	0.92	1.31	0.37
NEW HAMPSHIRE	3,914	9.30	5.42	1.99	1.89	2.25	0.77	3,036	7.11	4.35	1.61	1.15	1.42	0.59
RHODE ISLAND	2,011	6.32	4.43	0.99	0.90	1.14	0.45	5,055	6.59	4.53	1.25	0.81	0.63	0.32
VERMONT	790	5.95	3.92	1.14	0.89	0.51	0.25	943	3.82	2.55	0.85	0.42	1.48	0.64
NEW ENGLAND	**39,157**	**6.05**	**3.86**	**1.15**	**1.04**	**1.36**	**0.47**	**36,834**	**6.76**	**4.53**	**1.10**	**1.13**	**1.16**	**0.40**
NEW JERSEY	52,381	7.60	4.83	1.28	1.49	1.91	0.45	63,975	10.18	6.48	1.71	1.99	2.73	0.67
NEW YORK	100,433	4.04	3.03	0.55	0.46	0.61	0.14	146,310	7.25	4.76	1.14	1.35	1.56	0.29
PENNSYLVANIA	61,484	7.42	4.71	1.24	1.47	1.78	0.44	123,635	9.17	5.65	1.49	2.03	2.61	0.64
MID ATLANTIC	**214,298**	**5.88**	**3.95**	**0.93**	**1.00**	**1.26**	**0.30**	**333,920**	**8.52**	**5.42**	**1.38**	**1.72**	**2.17**	**0.49**
ILLINOIS	74,767	7.92	5.20	1.33	1.39	1.97	0.44	162,224	8.71	5.67	1.36	1.68	2.18	0.45
INDIANA	51,215	7.07	4.89	1.19	0.99	1.34	0.40	110,879	6.52	4.53	1.08	0.91	1.25	0.34
MICHIGAN	56,885	7.88	5.11	1.33	1.44	0.94	0.26	121,428	9.30	6.28	1.50	1.52	1.51	0.33
OHIO	91,948	7.10	4.87	1.15	1.08	1.81	0.42	143,666	7.12	4.72	1.14	1.26	1.81	0.41
WISCONSIN	25,405	6.30	4.10	1.07	1.13	1.53	0.43	29,594	5.05	3.48	0.69	0.88	1.07	0.28
E.N. CENTRAL	**300,220**	**7.38**	**4.94**	**1.23**	**1.21**	**1.58**	**0.39**	**567,791**	**7.82**	**5.22**	**1.25**	**1.35**	**1.70**	**0.39**
IOWA	12,041	5.06	3.49	0.91	0.66	0.67	0.24	19,373	4.63	3.28	0.71	0.64	0.95	0.30
KANSAS	20,686	5.82	3.80	1.00	1.02	1.79	0.57	30,682	4.68	3.05	0.81	0.82	1.41	0.39
MINNESOTA	69,667	4.84	3.18	0.77	0.89	0.90	0.34	171,399	4.57	3.12	0.68	0.77	1.33	0.44
MISSOURI	30,341	6.16	4.13	1.05	0.98	0.77	0.38	76,499	6.55	4.22	1.04	1.29	0.80	0.39
NEBRASKA	19,555	4.62	2.90	0.88	0.84	0.68	0.25	33,923	4.48	3.04	0.64	0.80	0.70	0.24
NORTH DAKOTA	2,167	3.55	2.40	0.23	0.92	1.48	0.60	11,018	3.81	2.62	0.51	0.68	2.16	0.46
SOUTH DAKOTA	4,103	3.51	2.44	0.58	0.49	1.15	0.29	10,723	2.79	2.28	0.27	0.24	0.58	0.10
W.N. CENTRAL	**158,560**	**5.15**	**3.40**	**0.86**	**0.89**	**0.96**	**0.36**	**353,617**	**4.93**	**3.31**	**0.75**	**0.87**	**1.14**	**0.39**
DELAWARE	7,265	5.19	3.52	0.76	0.91	0.67	0.15	11,227	6.39	4.53	0.94	0.92	0.91	0.32
D.C.	5,892	7.99	5.33	1.49	1.17	1.31	0.36	10,896	9.24	5.96	1.49	1.79	2.00	0.45
FLORIDA	180,888	6.77	4.53	1.21	1.03	1.94	0.58	302,490	7.61	5.18	1.30	1.13	1.86	0.57
GEORGIA	111,328	8.35	5.30	1.41	1.64	1.13	0.49	156,314	8.67	5.50	1.40	1.77	1.33	0.61
MARYLAND	91,801	5.18	3.51	0.83	0.84	0.80	0.26	171,783	5.58	3.78	0.87	0.93	0.81	0.27
N.C.	86,511	7.36	4.90	1.31	1.15	0.80	0.39	111,508	7.49	5.04	1.14	1.31	0.88	0.38
S.C.	49,606	7.41	4.98	1.28	1.15	1.09	0.44	64,602	8.66	5.90	1.38	1.38	1.23	0.46
VIRGINIA	177,343	5.32	3.55	0.89	0.88	0.93	0.38	179,917	6.11	4.13	1.00	0.98	0.93	0.40
W. VIRGINIA	6,200	6.27	4.32	0.98	0.97	0.97	0.26	4,730	5.05	3.89	0.55	0.61	0.85	0.23
S. ATLANTIC	**716,834**	**6.57**	**4.35**	**1.13**	**1.09**	**1.19**	**0.43**	**1,013,467**	**7.21**	**4.83**	**1.17**	**1.21**	**1.27**	**0.46**
ALABAMA	63,995	6.31	4.26	1.08	0.97	0.66	0.33	95,919	7.15	4.78	1.12	1.25	0.71	0.34
KENTUCKY	25,314	6.16	4.28	1.00	0.88	1.27	0.47	48,880	6.18	4.35	0.96	0.87	0.83	0.28
MISSISSIPPI	21,670	6.23	3.97	1.02	1.24	0.77	0.28	43,534	8.56	5.46	1.36	1.74	0.98	0.42
TENNESSEE	56,152	7.88	4.71	1.29	1.88	1.00	0.37	135,025	8.82	5.15	1.33	2.34	1.37	0.53
E.S. CENTRAL	**167,131**	**6.81**	**4.38**	**1.13**	**1.30**	**0.88**	**0.36**	**323,358**	**7.89**	**4.96**	**1.22**	**1.71**	**1.04**	**0.42**
ARKANSAS	15,575	6.34	4.08	0.91	1.35	1.10	0.34	32,096	6.23	4.03	0.98	1.22	1.22	0.39
LOUISIANA	45,171	6.50	4.51	1.06	0.93	1.88	0.41	85,390	7.64	5.36	1.21	1.07	1.79	0.58
OKLAHOMA	29,262	6.14	3.92	0.99	1.23	2.56	0.61	59,188	6.97	4.38	1.06	1.53	2.54	0.61
TEXAS	229,662	7.22	4.68	1.24	1.30	1.86	0.57	407,141	7.07	4.55	1.16	1.36	1.58	0.62
W.S. CENTRAL	**319,670**	**6.98**	**4.56**	**1.18**	**1.24**	**1.89**	**0.54**	**583,815**	**7.10**	**4.62**	**1.15**	**1.33**	**1.68**	**0.60**
ARIZONA	76,405	6.45	4.14	1.12	1.19	1.73	0.67	182,619	6.98	4.46	1.16	1.36	1.74	0.72
COLORADO	90,237	4.99	3.21	0.86	0.92	1.66	0.53	169,955	5.35	3.38	0.87	1.10	2.54	0.68
IDAHO	15,488	4.48	3.16	0.65	0.67	0.63	0.33	32,665	4.48	3.25	0.61	0.62	0.86	0.22
MONTANA	7,437	4.23	2.99	0.70	0.54	0.83	0.42	21,085	4.67	3.34	0.72	0.61	1.07	0.21
NEVADA	26,018	5.82	3.95	0.87	1.00	0.87	0.34	65,174	5.77	3.91	0.93	0.93	0.83	0.33
NEW MEXICO	15,082	5.25	3.57	0.91	0.77	1.93	0.34	29,920	4.82	3.42	0.71	0.69	1.48	0.33
UTAH	20,701	5.87	3.95	1.00	0.92	1.13	0.37	62,194	7.00	4.70	1.12	1.18	1.39	0.42
WYOMING	4,672	6.22	3.72	1.28	1.22	1.97	0.56	7,530	4.13	2.72	0.68	0.73	1.87	0.57
MOUNTAIN	**256,040**	**5.57**	**3.65**	**0.94**	**0.98**	**1.49**	**0.51**	**571,142**	**5.98**	**3.91**	**0.97**	**1.10**	**1.75**	**0.56**
ALASKA	6,886	5.62	4.28	0.64	0.70	5.29	0.51	14,776	3.98	2.82	0.64	0.52	1.49	0.33
CALIFORNIA	304,039	5.05	3.41	0.91	0.73	0.59	0.25	537,139	5.80	4.04	0.95	0.81	0.66	0.31
HAWAII	8,438	2.56	1.84	0.51	0.21	0.13	0.06	20,444	2.52	1.91	0.40	0.21	0.14	0.07
OREGON	10,404	4.62	3.36	0.59	0.67	0.44	0.16	48,526	3.59	2.53	0.53	0.53	0.39	0.13
WASHINGTON	63,935	4.26	3.03	0.66	0.57	0.57	0.18	141,326	3.91	2.81	0.62	0.48	0.40	0.15
PACIFIC	**393,702**	**4.87**	**3.33**	**0.85**	**0.69**	**0.66**	**0.24**	**762,211**	**5.18**	**3.63**	**0.84**	**0.71**	**0.60**	**0.27**
PUERTO RICO	20,127	11.24	7.18	2.11	1.95	0.83	0.43	109,407	9.45	6.46	1.69	1.30	0.69	0.27
NORTHEAST	**253,455**	**5.91**	**3.94**	**0.96**	**1.01**	**1.28**	**0.33**	**370,754**	**8.34**	**5.33**	**1.35**	**1.66**	**2.07**	**0.48**
NORTH CENTRAL	**458,780**	**6.61**	**4.41**	**1.10**	**1.10**	**1.37**	**0.38**	**921,408**	**6.71**	**4.49**	**1.06**	**1.16**	**1.49**	**0.39**
SOUTH	**1,203,635**	**6.71**	**4.41**	**1.14**	**1.16**	**1.34**	**0.45**	**1,920,640**	**7.29**	**4.79**	**1.17**	**1.33**	**1.36**	**0.50**
WEST	**649,742**	**5.15**	**3.45**	**0.89**	**0.81**	**0.99**	**0.35**	**1,333,353**	**5.53**	**3.75**	**0.90**	**0.88**	**1.09**	**0.39**
U.S. TOTAL	**2,623,698**	**6.25**	**4.15**	**1.06**	**1.04**	**1.23**	**0.40**	**4,731,493**	**6.78**	**4.51**	**1.09**	**1.18**	**1.33**	**0.44**
US. TOTAL (S.A.)	*NC*	*6.45*	*4.37*	*1.07*	*1.01*	*NC*	*0.36*	*NC*	*7.01*	*4.78*	*1.10*	*1.13*	*NC*	*0.42*

MORTGAGE BANKERS ASSOCIATION OF AMERICA

NATIONAL DELINQUENCY SURVEY OF 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS
MARCH 31, 1991

CENSUS REGION	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE														PERCENT OF LOANS IN FORECLOSURE STARTED DURING QUARTER		
	TOTAL PAST DUE			30 DAYS			60 DAYS			90 DAYS OR MORE			90 DAYS OR MORE (S.A.)				
		CHANGE FROM			CHANGE FROM			CHANGE FROM			CHANGE FROM			CHANGE FROM		CHANGE FROM	
	CURR. QTR.	YR. AGO	QTR. AGO	CURR. QTR.	YR. AGO	QTR. AGO	CURR. QTR.	YR. AGO	QTR. AGO	CURR. QTR.	YR. AGO	QTR. AGO	CURR. QTR.	QTR. AGO	CURR. QTR.	YR. AGO	QTR. AGO
CONVENTIONAL LOANS																	
Northeast	3.76	0.69	(0.22)	2.52	0.38	(0.26)	0.65	0.17	0.04	0.59	0.15	0.01	0.59	0.06	0.31	0.11	0.13
North Central	2.54	0.22	(0.23)	1.85	0.15	(0.24)	0.40	0.04	(0.01)	0.29	0.03	0.01	0.29	0.03	0.15	(0.03)	0.01
South	3.73	0.76	(0.17)	2.61	0.53	(0.19)	0.56	0.12	(0.01)	0.56	0.12	0.04	0.54	0.04	0.33	0.02	0.02
West	2.25	0.35	(0.20)	1.62	0.27	(0.21)	0.35	0.08	0.00	0.28	0.02	0.02	0.28	0.03	0.20	0.04	0.06
U.S. Total	3.22	0.54	(0.16)	2.23	0.34	(0.20)	0.52	0.11	0.01	0.47	0.09	0.03	—	—	0.26	0.04	0.06
U.S. Total (S.A.)	*3.32*	—	*0.22*	*2.34*	—	*0.12*	*0.52*	—	*0.05*	*0.46*	—	*0.05*	*0.46*	*0.05*	*0.24*	—	*0.03*
VA LOANS																	
Northeast	5.91	(0.78)	(2.59)	3.94	(0.41)	(1.78)	0.96	(0.14)	(0.42)	1.01	(0.24)	(0.40)	0.94	(0.40)	0.33	0.00	(0.04)
North Central	6.61	0.31	(1.31)	4.41	0.25	(0.99)	1.10	0.05	(0.19)	1.10	0.01	(0.14)	1.07	(0.11)	0.38	(0.07)	(0.04)
South	6.71	0.73	(0.63)	4.41	0.52	(0.45)	1.14	0.12	(0.10)	1.16	0.09	(0.08)	1.10	(0.02)	0.45	0.00	0.00
West	5.15	0.27	(0.43)	3.45	0.23	(0.40)	0.89	0.08	(0.01)	0.81	(0.05)	(0.03)	0.77	(0.03)	0.35	(0.05)	0.03
U.S. Total	6.25	0.44	(0.81)	4.15	0.35	(0.60)	1.06	0.08	(0.11)	1.04	0.02	(0.10)	—	—	0.40	(0.03)	(0.01)
U.S. Total (S.A.)	*6.45*	—	*0.06*	*4.37*	—	*0.09*	*1.07*	—	*0.01*	*1.01*	—	*(0.04)*	*1.01*	*(0.04)*	*0.36*	—	*(0.05)*
ALL FHA LOANS																	
Northeast	8.34	1.22	(0.96)	5.33	0.68	(0.93)	1.35	0.16	(0.12)	1.66	0.39	0.09	1.51	0.00	0.48	0.01	0.08
North Central	6.71	0.47	(1.18)	4.49	0.31	(0.92)	1.06	0.04	(0.20)	1.16	0.12	(0.06)	1.12	(0.02)	0.39	(0.08)	(0.02)
South	7.29	0.92	(0.69)	4.79	0.64	(0.49)	1.17	0.13	(0.11)	1.33	0.15	(0.09)	1.25	(0.06)	0.50	(0.01)	0.05
West	5.53	0.45	(0.42)	3.75	0.36	(0.36)	0.90	0.09	(0.04)	0.88	0.01	(0.02)	0.82	(0.04)	0.39	(0.04)	0.04
U.S. Total	6.78	0.71	(0.71)	4.51	0.51	(0.55)	1.09	0.09	(0.11)	1.18	0.12	(0.04)	—	—	0.44	(0.02)	0.03
U.S. Total (S.A.)	*7.01*	—	*0.20*	*4.78*	—	*0.23*	*1.10*	—	*(0.01)*	*1.13*	—	*(0.02)*	*1.13*	*(0.02)*	*0.42*	—	*0.01*

SURVEY INFORMATION AND NOTES

1. The historical data in this issue have been seasonally adjusted using the X-11Q Variant of the Census Method II Seasonal Adjustment program. Some previously published data have been revised. The table on the first page presents the seasonally adjusted figures for last year.
2. This survey includes about 15.9 million mortgage loans on 1- to 4-unit residential properties totaling an estimated $850 billion of debt. These loans are serviced by more than 350 reporters, including mortgage bankers, commercial banks, savings banks, savings and loan associations, and life insurance companies.
3. A loan is considered 30 days delinquent if the March 1 installment has not been paid as of March 31. A loan is 60 days delinquent if the February 1 installment is unpaid as of March 31, etc.
4. "Foreclosure started during quarter" includes loans placed in the process of foreclosure during the first quarter, deeds in lieu of foreclosure, and loans assigned to FHA, VA, other insurers or investors. "Foreclosure inventory end of quarter" includes all loans in process of foreclosure on March 31. Both foreclosure categories are excluded from "total installments past due."
5. National totals include Puerto Rico loans and loans of firms not providing state-by-state data.
6. S.A.—seasonally adjusted data
7. NC—not calculated
8. Changes from quarter ago and year ago are done using unrounded estimates.

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National Delinquency Survey

Prepared by the MBA Economics Department
September 5, 1991

Mortgage Bankers Association of America

1125 FIFTEENTH STREET, N.W. • WASHINGTON, D.C. 20005

DATA FOR JUNE 30, 1991
AND FOR 2nd QUARTER 1991

The delinquency rate for mortgage loans on one- to four-unit residential properties was 5.28 percent in the second quarter of 1991, up 33 basis points from the first quarter. The increase was mainly the result of a rise in 30-day delinquencies, but also reflected substantially higher 60-day and 90-day delinquencies.

The increase in delinquency rates is not surprising. The recession resulted in rising unemployment, slow income growth, and sluggish gains in home prices or, in some markets, falling home prices. All of these are factors that have been found to cause rising delinquency rates.

The increase in 60-day and 90-day delinquencies is particularly troubling. Historically, higher delinquency rates in these categories have often been followed by growing foreclosure problems. So far, however, the foreclosure situation has not changed much. The percentage of loans in foreclosure stood at 0.96 percent in the second quarter—down 1 basis point from the first quarter. Meanwhile, foreclosures started during the second quarter rose to 0.35 percent from 0.31 percent in the first.

TEXT NUMBERS ARE SEASONALLY ADJUSTED, UNLESS OTHERWISE NOTED.

Because delinquencies and foreclosures tend to follow economic developments with a lag, some further deterioration in loan performance may occur before things get better. In particular, the percent of loans in foreclosure has remained remarkably low in the face of rising delinquencies. Consequently, it would not be prudent to ignore the possibility of more delinquencies moving into the foreclosure process in the months ahead.

The patterns of all three loan types were similar to movements in the totals. The second quarter delinquency rate was 3.43 percent for conventional loans—up 11 basis points from the first quarter, 7.15 percent for VA loans—up 70 basis points, and 7.65 percent for FHA loans—up 64 basis points.

The percent of loans in foreclosure stood at 0.67 percent for conventional loans, 1.24 percent for VA loans, and 1.32 percent for FHA loans—all virtually unchanged from the first quarter.

All regions of the country experienced rising delinquency rates, but developments on the foreclosure front varied. (Regional data are not seasonally adjusted.) Compared to year earlier levels, the delinquency rate rose 71 basis points in the Northeast to 4.49 percent in the second quarter, 61 basis points in the Midwest to 4.98 percent, 96 basis points in the South to 5.91 percent, and 45 basis points in the West to 3.82 percent. These increases were consistent with the broad-based economic weakness accompanying the recession. The particularly sharp increase in the South mainly reflected increases in some of the larger Southeastern states, such as Florida, Georgia, North Carolina, and Virginia—states where strong growth in the late 1980s changed to growing weakness going into the recession.

With respect to foreclosures, there was a sizeable increase in the percent of loans in foreclosure from year earlier levels in the Northeast, but only a modest increase in the South. The Midwest and West both showed slight declines.

The increase in the Northeast—from .81 percent of loans in foreclosure in the second quarter of 1990 to 1.06 percent in the second quarter of 1991—reflects the protracted economic weakness and soft home prices in the region during the past few years. The single most important factor preventing default is equity, and most equity gains come through home price appreciation. Consequently, the lack of home price appreciation in the region greatly increases the probability of default.

DELINQUENCY RATES OF 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS
Seasonally Adjusted

END OF QTR.	ALL LOANS[1]					CONVENTIONAL LOANS[1]					VA LOANS[1]					ALL FHA LOANS[1]				
	PERCENT OF LOANS																			
	Total Past Due	Installments Past Due			Fcls. Started	Total Past Due	Installments Past Due			Fcls. Started	Total Past Due	Installments Past Due			Fcls. Started	Total Past Due	Installments Past Due			Fcls. Started
		30 Days	60 Days	90 Days or More			30 Days	60 Days	90 Days or More			30 Days	60 Days	90 Days or More			30 Days	60 Days	90 Days or More	
1989																				
1st	4.64	3.13	0.74	0.77	0.32	2.92	2.03	0.42	0.47	0.20	6.13	4.06	1.02	1.05	0.40	6.38	4.25	1.07	1.06	0.46
2nd	4.56	3.06	0.74	0.76	0.36	2.92	2.02	0.43	0.47	0.23	6.22	4.08	1.06	1.08	0.49	6.29	4.19	1.05	1.05	0.50
3rd	4.99	3.44	0.78	0.77	0.33	3.24	2.30	0.46	0.48	0.21	6.59	4.41	1.10	1.08	0.42	6.99	4.76	1.14	1.09	0.46
4th	4.96	3.45	0.76	0.75	0.32	3.14	2.25	0.44	0.45	0.21	6.56	4.50	1.04	1.02	0.42	6.97	4.78	1.11	1.08	0.47
1990																				
1st	4.41	3.03	0.70	0.68	0.31	2.76	1.98	0.41	0.37	0.21	5.98	4.00	0.99	0.99	0.38	6.26	4.24	1.01	1.01	0.44
2nd	4.52	3.13	0.70	0.69	0.31	2.85	2.07	0.42	0.36	0.21	6.24	4.20	1.01	1.03	0.39	6.58	4.44	1.05	1.09	0.43
3rd	5.00	3.47	0.78	0.75	0.33	3.23	2.33	0.49	0.41	0.21	6.81	4.61	1.10	1.10	0.45	7.06	4.79	1.13	1.14	0.46
4th	4.71	3.23	0.75	0.73	0.29	3.10	2.22	0.47	0.41	0.21	6.39	4.28	1.06	1.05	0.41	6.81	4.55	1.11	1.15	0.41
1991																				
1st	4.95	3.41	0.79	0.75	0.31	3.32	2.34	0.52	0.46	0.24	6.45	4.37	1.07	1.01	0.36	7.01	4.78	1.10	1.13	0.42
2nd	5.28	3.64	0.86	0.78	0.35	3.43	2.45	0.53	0.45	0.26	7.15	4.86	1.20	1.09	0.40	7.65	5.17	1.26	1.22	0.44

MORTGAGE BANKERS ASSOCIATION OF AMERICA

STATE, AREA, AND CENSUS REGION	ALL LOANS							CONVENTIONAL LOANS						
	NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE		NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE	
		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER
CONNECTICUT	171,684	3.49	2.37	0.53	0.59	0.86	0.34	145,880	3.12	2.14	0.47	0.51	0.81	0.34
MAINE	81,161	3.88	2.84	0.57	0.47	0.71	0.21	68,364	3.47	2.60	0.49	0.38	0.59	0.19
MASSACHUSETTS	206,199	3.74	2.49	0.60	0.65	1.13	0.38	258,899	3.52	2.32	0.57	0.63	1.13	0.40
NEW HAMPSHIRE	53,565	4.79	2.96	0.87	0.96	1.09	0.51	46,787	4.41	2.75	0.80	0.86	0.96	0.46
RHODE ISLAND	72,628	3.42	2.11	0.81	0.50	0.37	0.20	64,001	3.09	1.88	0.79	0.42	0.32	0.19
VERMONT	13,958	3.63	2.65	0.50	0.48	0.55	0.15	12,317	3.30	2.44	0.45	0.41	0.43	0.12
NEW ENGLAND	**679,195**	**3.74**	**2.50**	**0.62**	**0.62**	**0.91**	**0.34**	**596,248**	**3.43**	**2.30**	**0.57**	**0.56**	**0.88**	**0.34**
NEW JERSEY	501,930	4.83	3.26	0.77	0.80	1.40	0.40	402,633	3.68	2.55	0.59	0.54	1.12	0.36
NEW YORK	751,313	4.43	3.22	0.64	0.57	0.85	0.25	565,356	3.43	2.58	0.48	0.37	0.66	0.24
PENNSYLVANIA	513,650	5.23	3.53	0.80	0.90	1.23	0.28	352,538	3.51	2.44	0.50	0.57	0.65	0.18
MID ATLANTIC	**1,766,893**	**4.78**	**3.32**	**0.73**	**0.73**	**1.12**	**0.30**	**1,320,527**	**3.53**	**2.53**	**0.52**	**0.48**	**0.80**	**0.26**
ILLINOIS	555,147	5.40	3.72	0.85	0.83	1.01	0.30	331,942	2.58	1.91	0.38	0.29	0.30	0.12
INDIANA	274,438	5.74	4.15	0.86	0.73	0.89	0.26	114,999	3.16	2.31	0.46	0.39	0.43	0.13
MICHIGAN	510,932	5.52	3.91	0.90	0.71	0.63	0.25	323,632	2.95	2.16	0.44	0.33	0.24	0.14
OHIO	574,873	5.27	3.79	0.80	0.68	1.07	0.29	318,748	3.10	2.31	0.43	0.36	0.56	0.21
WISCONSIN	116,913	3.83	2.67	0.82	0.54	0.72	0.17	65,410	1.96	1.45	0.30	0.21	0.31	0.09
E.N. CENTRAL	**2,032,103**	**5.36**	**3.79**	**0.84**	**0.73**	**0.90**	**0.27**	**1,154,731**	**2.85**	**2.11**	**0.41**	**0.33**	**0.37**	**0.15**
IOWA	81,299	4.50	3.45	0.66	0.39	0.64	0.20	46,079	4.02	3.13	0.58	0.31	0.54	0.14
KANSAS	98,931	4.83	3.02	1.21	0.60	1.37	0.35	47,320	4.38	2.44	1.61	0.33	1.07	0.23
MINNESOTA	441,174	3.72	2.66	0.58	0.48	1.00	0.32	201,927	2.28	1.74	0.34	0.20	0.77	0.24
MISSOURI	190,287	5.35	3.70	0.79	0.86	0.57	0.25	105,859	2.83	2.11	0.35	0.37	0.29	0.13
NEBRASKA	96,184	3.91	2.73	0.59	0.59	0.45	0.21	42,452	2.80	2.07	0.39	0.34	0.16	0.14
NORTH DAKOTA	28,394	3.38	2.55	0.46	0.37	1.46	0.28	11,021	2.67	2.22	0.30	0.15	0.87	0.24
SOUTH DAKOTA	27,753	3.20	2.24	0.48	0.48	0.53	0.22	10,084	1.80	1.41	0.28	0.11	0.27	0.13
W.N. CENTRAL	**964,022**	**4.22**	**2.96**	**0.69**	**0.57**	**0.87**	**0.28**	**464,742**	**2.84**	**2.07**	**0.50**	**0.27**	**0.60**	**0.19**
DELAWARE	50,063	3.45	2.55	0.54	0.36	0.54	0.18	34,824	2.25	1.75	0.31	0.19	0.33	0.11
D.C	36,799	5.82	3.93	0.93	0.96	1.20	0.40	21,388	3.24	2.30	0.50	0.44	0.83	0.31
FLORIDA	1,062,425	5.68	4.04	0.92	0.72	1.55	0.52	589,901	4.03	2.99	0.60	0.44	1.24	0.46
GEORGIA	469,206	6.98	4.60	1.10	1.28	1.12	0.48	209,137	4.57	3.14	0.71	0.72	0.88	0.38
MARYLAND	462,248	4.14	2.94	0.63	0.57	0.57	0.20	233,793	2.31	1.75	0.34	0.22	0.30	0.10
N.C.	348,239	5.95	4.23	0.86	0.86	0.70	0.32	146,064	4.24	3.25	0.52	0.47	0.49	0.21
S.C.	205,272	6.54	4.62	1.03	0.89	0.99	0.36	89,022	4.29	3.27	0.59	0.43	0.80	0.32
VIRGINIA	614,043	4.52	3.19	0.70	0.63	0.65	0.30	271,554	2.64	1.96	0.38	0.30	0.30	0.17
W. VIRGINIA	28,749	5.00	3.90	0.70	0.40	0.67	0.22	17,209	4.25	3.46	0.54	0.25	0.49	0.15
S. ATLANTIC	**3,277,044**	**5.48**	**3.84**	**0.96**	**0.78**	**1.03**	**0.38**	**1,612,892**	**3.61**	**2.67**	**0.52**	**0.42**	**0.77**	**0.31**
ALABAMA	245,776	6.65	4.69	0.98	0.98	0.96	0.34	87,517	5.66	4.22	0.75	0.69	1.52	0.45
KENTUCKY	124,445	5.29	3.86	0.79	0.64	0.80	0.28	44,958	2.91	2.25	0.37	0.29	0.49	0.25
MISSISSIPPI	77,745	8.21	5.80	1.25	1.16	1.37	0.56	23,435	7.45	5.71	1.01	0.73	2.14	0.82
TENNESSEE	318,509	7.30	4.59	1.11	1.60	1.07	0.47	92,402	4.25	2.94	0.65	0.66	0.75	0.41
E.S. CENTRAL	**766,475**	**6.86**	**4.63**	**1.03**	**1.20**	**1.02**	**0.41**	**248,312**	**4.81**	**3.53**	**0.67**	**0.61**	**1.11**	**0.43**
ARKANSAS	71,971	5.79	3.89	0.88	1.02	0.87	0.25	17,686	3.91	2.93	0.56	0.42	0.57	0.10
LOUISIANA	232,945	6.91	4.89	1.08	0.94	1.57	0.47	92,578	6.11	4.24	0.95	0.92	1.42	0.60
OKLAHOMA	114,603	5.85	3.91	0.86	1.08	2.37	0.62	28,731	3.90	2.54	0.52	0.84	1.90	0.58
TEXAS	1,032,730	6.39	4.19	1.00	1.20	1.49	0.50	437,152	4.57	2.90	0.63	1.04	1.28	0.46
W.S. CENTRAL	**1,452,249**	**6.41**	**4.27**	**1.00**	**1.14**	**1.54**	**0.49**	**576,147**	**4.77**	**3.10**	**0.68**	**0.99**	**1.31**	**0.47**
ARIZONA	372,573	5.54	3.74	0.89	0.91	1.55	0.59	103,187	2.55	1.78	0.41	0.36	1.09	0.44
COLORADO	389,739	4.59	3.10	0.72	0.77	1.78	0.53	122,532	2.78	1.88	0.38	0.52	1.03	0.34
IDAHO	73,612	3.91	3.00	0.56	0.35	0.65	0.27	17,765	2.02	1.60	0.25	0.17	0.31	0.24
MONTANA	39,385	3.97	2.93	0.61	0.43	0.90	0.31	6,826	2.06	1.71	0.25	0.10	0.56	0.21
NEVADA	125,259	4.87	3.44	0.74	0.69	0.70	0.28	30,415	2.17	1.62	0.34	0.21	0.28	0.15
NEW MEXICO	83,122	4.66	3.21	0.70	0.75	1.30	0.29	33,989	3.96	2.45	0.55	0.96	0.93	0.24
UTAH	134,402	5.81	4.05	0.87	0.89	1.14	0.40	41,397	4.04	2.83	0.51	0.70	0.83	0.28
WYOMING	20,194	4.66	2.97	0.79	0.90	1.36	0.46	5,604	5.26	2.71	1.16	1.39	1.03	0.32
MOUNTAIN	**1,238,286**	**4.98**	**3.42**	**0.78**	**0.78**	**1.40**	**0.47**	**381,715**	**2.91**	**1.99**	**0.42**	**0.50**	**0.91**	**0.33**
ALASKA	61,197	5.15	3.61	1.01	0.53	2.87	0.50	37,721	5.56	3.83	1.28	0.45	3.31	0.54
CALIFORNIA	2,127,377	3.53	2.57	0.55	0.41	0.44	0.24	1,312,703	2.11	1.60	0.31	0.20	0.29	0.19
HAWAII	77,704	1.95	1.53	0.27	0.15	0.13	0.08	44,411	1.54	1.18	0.24	0.12	0.12	0.07
OREGON	178,128	2.43	1.79	0.35	0.29	0.26	0.08	91,081	1.81	1.34	0.25	0.22	0.23	0.06
WASHINGTON	504,060	2.83	2.13	0.41	0.29	0.25	0.11	249,298	1.71	1.35	0.22	0.14	0.12	0.06
PACIFIC	**2,948,466**	**3.34**	**2.44**	**0.52**	**0.38**	**0.44**	**0.21**	**1,735,214**	**2.11**	**1.59**	**0.32**	**0.20**	**0.32**	**0.17**
PUERTO RICO	152,244	10.97	6.73	2.22	2.02	0.96	0.34	40,475	11.09	6.80	2.25	2.04	1.29	0.48
NORTHEAST	**2,446,088**	**4.49**	**3.09**	**0.70**	**0.70**	**1.06**	**0.31**	**1,916,775**	**3.49**	**2.46**	**0.53**	**0.50**	**0.82**	**0.28**
NORTH CENTRAL	**2,996,125**	**4.98**	**3.52**	**0.79**	**0.67**	**0.89**	**0.28**	**1,619,473**	**2.85**	**2.10**	**0.44**	**0.31**	**0.44**	**0.16**
SOUTH	**5,495,768**	**5.91**	**4.06**	**0.92**	**0.93**	**1.16**	**0.42**	**2,437,351**	**4.00**	**2.86**	**0.57**	**0.57**	**0.93**	**0.36**
WEST	**4,186,752**	**3.82**	**2.73**	**0.59**	**0.50**	**0.72**	**0.29**	**2,096,929**	**2.24**	**1.66**	**0.33**	**0.25**	**0.42**	**0.20**
U.S. TOTAL	**15,633,189**	**4.96**	**3.45**	**0.78**	**0.73**	**0.96**	**0.33**	**8,389,395**	**3.25**	**2.33**	**0.49**	**0.43**	**0.67**	**0.26**
US. TOTAL (S.A.)	*NC*	*5.28*	*3.64*	*0.86*	*0.78*	*NC*	*0.35*	*NC*	*3.43*	*2.45*	*0.53*	*0.45*	*NC*	*0.26*

National Delinquency Survey
of 1- To 4-Unit Residential Mortgage Loans

STATE, AREA, AND CENSUS REGION	VA LOANS							ALL FHA LOANS						
	NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE		NUMBER OF LOANS SERVICED	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE				PERCENT OF LOANS IN FORECLOSURE	
		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER		TOTAL PAST DUE	30 DAYS	60 DAYS	90 DAYS OR MORE	INVENTORY END OF QUARTER	STARTED DURING QUARTER
CONNECTICUT	11,430	4.35	2.94	0.60	0.81	0.98	0.27	14,374	6.44	4.21	1.07	1.16	1.22	0.40
MAINE	7,594	5.57	3.66	0.84	0.87	1.21	0.34	5,203	6.93	4.59	1.23	1.11	1.58	0.27
MASSACHUSETTS	16,861	5.06	3.49	0.72	0.85	1.00	0.23	10,439	7.13	5.14	1.09	0.90	1.31	0.30
NEW HAMPSHIRE	3,529	8.39	4.99	1.33	2.07	2.30	1.02	3,249	6.31	3.82	1.32	1.17	1.86	0.68
RHODE ISLAND	3,843	5.36	3.41	0.91	1.04	0.36	0.08	4,784	6.27	4.20	0.96	1.09	0.96	0.36
VERMONT	880	5.34	3.52	0.68	1.14	1.02	0.57	761	7.09	5.12	1.05	0.92	1.97	0.13
NEW ENGLAND	**44,137**	**5.26**	**3.52**	**0.78**	**0.96**	**1.08**	**0.31**	**38,810**	**6.68**	**4.50**	**1.11**	**1.07**	**1.31**	**0.37**
NEW JERSEY	38,149	8.73	5.93	1.47	1.33	2.25	0.44	61,145	10.00	6.49	1.53	1.98	2.71	0.60
NEW YORK	40,250	6.62	4.71	1.01	0.90	0.98	0.18	145,707	7.74	5.30	1.19	1.25	1.55	0.28
PENNSYLVANIA	49,739	8.66	5.69	1.42	1.55	2.21	0.47	111,373	9.13	6.02	1.48	1.63	2.63	0.51
MID ATLANTIC	**128,138**	**8.04**	**5.36**	**1.31**	**1.37**	**1.83**	**0.37**	**318,228**	**8.66**	**5.78**	**1.36**	**1.52**	**2.15**	**0.42**
ILLINOIS	61,779	9.63	6.43	1.65	1.55	2.19	0.63	161,426	9.58	6.40	1.53	1.65	2.02	0.53
INDIANA	50,868	7.94	5.75	1.21	0.98	1.27	0.36	108,571	7.42	5.34	1.12	0.96	1.19	0.36
MICHIGAN	51,632	9.41	6.33	1.61	1.47	0.99	0.36	135,668	10.20	7.14	1.72	1.34	1.41	0.46
OHIO	98,757	7.96	5.72	1.39	0.84	1.68	0.38	167,168	7.97	5.58	1.23	1.16	1.71	0.42
WISCONSIN	23,221	7.01	4.55	1.29	1.17	1.51	0.34	28,282	5.56	3.96	0.82	0.80	1.02	0.23
E.N. CENTRAL	**286,257**	**8.49**	**5.89**	**1.41**	**1.19**	**1.58**	**0.43**	**591,115**	**8.71**	**6.04**	**1.39**	**1.28**	**1.60**	**0.44**
IOWA	13,546	5.46	4.15	0.79	0.52	0.59	0.20	21,674	4.93	3.71	0.75	0.47	0.86	0.31
KANSAS	20,832	5.91	3.97	0.94	1.00	1.81	0.50	30,779	4.76	3.26	0.77	0.73	1.53	0.42
MINNESOTA	64,947	5.27	3.64	0.88	0.75	0.95	0.35	174,300	4.80	3.35	0.74	0.71	1.30	0.40
MISSOURI	25,432	7.64	5.24	1.21	1.19	0.90	0.43	58,996	8.88	5.88	1.42	1.58	0.93	0.39
NEBRASKA	19,503	4.65	3.12	0.78	0.75	0.64	0.30	34,229	4.87	3.32	0.74	0.81	0.69	0.24
NORTH DAKOTA	3,129	3.39	2.46	0.51	0.42	1.41	0.35	14,244	3.91	2.82	0.57	0.52	1.93	0.30
SOUTH DAKOTA	5,032	4.74	3.30	0.78	0.66	0.91	0.26	12,637	3.71	2.48	0.53	0.70	0.58	0.28
W.N. CENTRAL	**152,421**	**5.83**	**3.89**	**0.91**	**0.83**	**0.99**	**0.33**	**346,859**	**5.44**	**3.74**	**0.85**	**0.85**	**1.17**	**0.37**
DELAWARE	5,339	5.97	4.29	1.14	0.54	0.96	0.34	9,900	6.31	4.42	1.04	0.85	1.06	0.33
D.C	5,138	9.18	6.19	1.71	1.28	1.32	0.39	10,273	9.51	6.19	1.45	1.87	1.93	0.58
FLORIDA	171,735	7.32	4.98	1.28	1.06	1.99	0.59	300,789	7.99	5.56	1.35	1.08	1.91	0.59
GEORGIA	107,399	8.55	5.51	1.41	1.63	1.22	0.52	152,670	9.18	5.95	1.42	1.81	1.39	0.58
MARYLAND	76,237	5.97	4.12	0.94	0.91	0.85	0.31	152,218	6.01	4.17	0.91	0.93	0.84	0.29
N.C.	87,273	6.90	4.77	1.09	1.04	0.77	0.39	114,902	7.40	5.04	1.13	1.23	0.90	0.41
S.C.	50,007	7.36	5.03	1.19	1.14	1.02	0.34	66,243	8.93	6.13	1.50	1.30	1.23	0.42
VIRGINIA	168,505	5.64	3.86	0.91	0.87	0.91	0.40	173,984	6.36	4.44	1.00	0.92	0.94	0.39
W. VIRGINIA	5,525	7.14	5.16	1.18	0.80	1.05	0.38	6,015	5.19	4.01	0.73	0.45	0.85	0.28
S. ATLANTIC	**677,158**	**6.89**	**4.67**	**1.14**	**1.08**	**1.22**	**0.45**	**986,994**	**7.56**	**5.17**	**1.21**	**1.18**	**1.32**	**0.47**
ALABAMA	64,105	6.58	4.49	1.08	1.01	0.60	0.26	94,154	7.60	5.26	1.12	1.22	0.67	0.30
KENTUCKY	26,365	6.70	4.68	1.14	0.88	1.22	0.35	53,122	6.60	4.81	0.97	0.82	0.85	0.28
MISSISSIPPI	17,435	7.01	4.96	1.04	0.99	0.84	0.34	36,875	9.26	6.25	1.50	1.51	1.13	0.50
TENNESSEE	69,102	7.98	5.05	1.19	1.74	0.97	0.33	157,005	8.80	5.37	1.35	2.08	1.30	0.58
E.S. CENTRAL	**177,007**	**7.18**	**4.78**	**1.13**	**1.27**	**0.86**	**0.31**	**341,156**	**8.18**	**5.35**	**1.24**	**1.59**	**1.04**	**0.45**
ARKANSAS	16,971	6.88	4.28	1.14	1.36	0.92	0.28	37,314	6.18	4.12	0.90	1.16	1.00	0.31
LOUISIANA	47,650	6.72	4.83	1.10	0.79	1.70	0.33	92,717	7.81	5.57	1.21	1.03	1.64	0.41
OKLAHOMA	28,257	6.12	4.11	0.93	1.08	2.62	0.74	57,615	6.69	4.49	1.00	1.20	2.48	0.57
TEXAS	201,469	7.87	5.26	1.35	1.26	1.89	0.52	394,109	7.66	5.09	1.23	1.34	1.51	0.55
W.S. CENTRAL	**294,347**	**7.46**	**5.03**	**1.26**	**1.17**	**1.87**	**0.50**	**581,755**	**7.49**	**5.04**	**1.18**	**1.27**	**1.60**	**0.51**
ARIZONA	80,020	6.41	4.33	1.04	1.04	1.71	0.58	189,366	6.79	4.55	1.09	1.15	1.73	0.68
COLORADO	91,933	5.18	3.55	0.88	0.75	1.67	0.53	175,274	5.56	3.72	0.88	0.96	2.36	0.67
IDAHO	17,719	4.55	3.53	0.59	0.43	0.68	0.33	38,128	4.51	3.41	0.70	0.40	0.79	0.26
MONTANA	8,843	4.09	3.11	0.57	0.41	0.85	0.21	23,716	4.47	3.21	0.73	0.53	1.02	0.38
NEVADA	27,299	5.84	4.02	0.85	0.97	0.77	0.27	67,545	5.70	4.02	0.88	0.80	0.85	0.33
NEW MEXICO	16,269	5.35	3.79	0.87	0.69	1.94	0.39	32,864	5.01	3.70	0.76	0.55	1.38	0.31
UTAH	23,815	6.14	4.17	1.05	0.92	1.17	0.39	69,190	6.76	4.74	1.02	1.00	1.31	0.47
WYOMING	5,328	5.33	3.53	0.77	1.03	1.84	0.49	9,262	3.90	2.80	0.57	0.53	1.28	0.52
MOUNTAIN	**271,226**	**5.63**	**3.88**	**0.91**	**0.84**	**1.47**	**0.47**	**605,345**	**5.92**	**4.07**	**0.93**	**0.92**	**1.86**	**0.55**
ALASKA	7,846	5.43	3.82	0.68	0.93	4.14	0.68	15,830	4.01	2.96	0.54	0.51	1.17	0.31
CALIFORNIA	285,954	5.42	3.82	0.88	0.72	0.67	0.28	528,720	6.00	4.30	0.95	0.75	0.69	0.33
HAWAII	11,900	2.51	2.06	0.27	0.18	0.17	0.10	21,393	2.46	1.95	0.33	0.18	0.14	0.08
OREGON	37,463	2.58	1.92	0.38	0.28	0.21	0.03	49,584	3.45	2.51	0.52	0.42	0.96	0.10
WASHINGTON	98,011	3.89	2.84	0.62	0.43	0.41	0.12	156,751	3.93	2.91	0.59	0.43	0.37	0.15
PACIFIC	**441,174**	**4.76**	**3.39**	**0.76**	**0.61**	**0.62**	**0.23**	**772,078**	**5.28**	**3.81**	**0.83**	**0.64**	**0.80**	**0.27**
PUERTO RICO	15,041	11.48	6.99	2.30	2.19	0.76	0.29	96,728	10.83	6.66	2.19	1.98	0.88	0.29
NORTHEAST	**172,275**	**7.32**	**4.89**	**1.17**	**1.26**	**1.84**	**0.36**	**357,038**	**8.44**	**5.84**	**1.33**	**1.47**	**2.06**	**0.42**
NORTH CENTRAL	**438,678**	**7.51**	**5.20**	**1.24**	**1.07**	**1.38**	**0.40**	**937,974**	**7.50**	**5.19**	**1.19**	**1.12**	**1.44**	**0.42**
SOUTH	**1,148,512**	**7.09**	**4.78**	**1.17**	**1.14**	**1.33**	**0.44**	**1,909,905**	**7.66**	**5.17**	**1.21**	**1.28**	**1.35**	**0.48**
WEST	**712,400**	**5.10**	**3.58**	**0.82**	**0.70**	**0.95**	**0.32**	**1,377,423**	**5.57**	**3.93**	**0.87**	**0.77**	**1.06**	**0.40**
U.S. TOTAL	**2,514,183**	**6.62**	**4.53**	**1.08**	**1.01**	**1.24**	**0.39**	**4,729,611**	**7.13**	**4.87**	**1.14**	**1.12**	**1.32**	**0.43**
US. TOTAL (S.A.)	*NC*	*7.15*	*4.86*	*1.20*	*1.09*	*NC*	*0.40*	*NC*	*7.65*	*5.17*	*1.26*	*1.22*	*NC*	*0.44*

MORTGAGE BANKERS ASSOCIATION OF AMERICA

NATIONAL DELINQUENCY SURVEY OF 1- TO 4-UNIT RESIDENTIAL MORTGAGE LOANS
JUNE 30, 1991

CENSUS REGION	PERCENT OF LOANS WITH INSTALLMENTS PAST DUE														PERCENT OF LOANS IN FORECLOSURE STARTED DURING QUARTER		
	TOTAL PAST DUE			30 DAYS			60 DAYS			90 DAYS OR MORE			90 DAYS OR MORE (S.A.)				
		CHANGE FROM			CHANGE FROM			CHANGE FROM			CHANGE FROM			CHANGE FROM		CHANGE FROM	
	CURR. QTR.	YR. AGO	QTR. AGO	CURR. QTR.	YR. AGO	QTR. AGO	CURR. QTR.	YR. AGO	QTR. AGO	CURR. QTR.	YR. AGO	QTR. AGO	CURR. QTR.	QTR. AGO	CURR. QTR.	YR. AGO	QTR. AGO
CONVENTIONAL LOANS																	
Northeast	3.49	0.50	(0.27)	2.46	0.32	(0.06)	0.53	0.09	(0.12)	0.50	0.10	(0.09)	0.55	(0.04)	0.28	0.07	(0.02)
North Central	2.85	0.43	0.31	2.10	0.29	0.25	0.44	0.10	0.04	0.31	0.04	0.02	0.34	0.05	0.16	0.00	0.01
South	4.00	0.85	0.27	2.86	0.57	0.24	0.57	0.15	0.01	0.57	0.14	0.01	0.59	0.05	0.36	0.09	0.03
West	2.24	0.45	(0.01)	1.66	0.31	0.03	0.33	0.09	(0.02)	0.25	0.06	(0.03)	0.26	(0.01)	0.20	0.05	0.00
U.S. Total	3.25	0.56	0.03	2.33	0.36	0.10	0.49	0.10	(0.03)	0.43	0.09	(0.04)	—	—	0.26	0.05	0.00
U.S. Total (S.A.)	*3.43*	—	*0.11*	*2.45*	—	*0.11*	*0.53*	—	*0.01*	*0.45*	—	*(0.01)*	*0.45*	*(0.01)*	*0.26*	—	*0.00*
VA LOANS																	
Northeast	7.32	0.67	1.41	4.89	0.34	0.96	1.17	0.18	0.21	1.26	0.15	0.26	1.32	0.38	0.36	0.02	0.03
North Central	7.51	1.00	0.90	5.20	0.76	0.79	1.24	0.19	0.13	1.07	0.04	(0.04)	1.15	0.08	0.40	0.02	0.02
South	7.09	1.13	0.38	4.78	0.82	0.37	1.17	0.22	0.03	1.14	0.08	(0.02)	1.24	0.13	0.44	0.06	(0.01)
West	5.10	0.40	(0.05)	3.58	0.30	0.13	0.82	0.11	(0.07)	0.70	(0.02)	(0.11)	0.74	(0.03)	0.32	(0.06)	(0.02)
U.S. Total	6.62	0.83	0.37	4.53	0.61	0.38	1.08	0.17	0.03	1.01	0.05	(0.03)	—	—	0.39	0.02	(0.01)
U.S. Total (S.A.)	*7.15*	—	*0.70*	*4.86*	—	*0.49*	*1.20*	—	*0.13*	*1.09*	—	*0.08*	*1.09*	*0.08*	*0.40*	—	*0.04*
ALL FHA LOANS																	
Northeast	8.44	1.17	0.10	5.64	0.70	0.31	1.33	0.22	(0.02)	1.47	0.26	(0.19)	1.59	0.06	0.42	(0.05)	(0.07)
North Central	7.50	1.02	0.79	5.19	0.71	0.70	1.19	0.17	0.13	1.12	0.13	(0.04)	1.23	0.10	0.42	0.02	0.03
South	7.66	1.18	0.37	5.17	0.84	0.38	1.21	0.22	0.04	1.28	0.12	(0.05)	1.37	0.12	0.48	0.04	(0.02)
West	5.57	0.57	0.04	3.93	0.44	0.17	0.87	0.12	(0.02)	0.77	0.01	(0.11)	0.83	0.01	0.40	0.01	0.00
U.S. Total	7.13	0.99	0.35	4.87	0.69	0.36	1.14	0.19	0.05	1.12	0.11	(0.06)	—	—	0.43	0.02	(0.01)
U.S. Total (S.A.)	*7.65*	—	*0.64*	*5.17*	—	*0.39*	*1.26*	—	*0.16*	*1.22*	—	*0.09*	*1.22*	*0.09*	*0.44*	—	*0.02*

SURVEY INFORMATION AND NOTES

1. The historical data in this issue have been seasonally adjusted using the X-11Q Variant of the Census Method II Seasonal Adjustment program. Some previously published data have been revised. The table on the first page presents the seasonally adjusted figures for last year.
2. This survey includes about 15.6 million mortgage loans on 1- to 4-unit residential properties totaling an estimated $850 billion of debt. These loans are serviced by more than 360 reporters, including mortgage bankers, commercial banks, savings banks, savings and loan associations, and life insurance companies.
3. A loan is considered 30 days delinquent if the June 1 installment has not been paid as of June 30. A loan is 60 days delinquent if the May 1 installment is unpaid as of June 30, etc.
4. "Foreclosure started during quarter" includes loans placed in the process of foreclosure during the second quarter, deeds in lieu of foreclosure, and loans assigned to FHA, VA, other insurers or investors. "Foreclosure inventory end of quarter" includes all loans in process of foreclosure on June 30. Both foreclosure categories are excluded from "total installments past due."
5. National totals include Puerto Rico loans and loans of firms not providing state-by-state data.
6. S.A.—seasonally adjusted data
7. NC—not calculated
8. Changes from quarter ago and year ago are done using unrounded estimates.

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